Cover Sheet

LONE TREE APARTMENTS

CITY OF ANTIOCH, CALIFORNIA

PROJECT DIRECTORY

DEVELOPER:
THE SPANOS CORPORATION
10100 TRINITY PARKWAY #5
STOCKTON, CALIFORNIA 95219
(209) 478-7954

ARCHITECT:
KEPHART
2555 WALNUT STREET
DENVER, COLORADO 80205
(303) 832-4474

CIVIL ENGINEER:
ROBERT A. KARN & ASSOCIATES
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
(707) 435-9999
CONTACT: TONY PERFETTIO

LANDSCAPE ARCHITECT:
GHD
943 RESERVE DRIVE
ROSEVILLE, CALIFORNIA 95678
(916) 918-0626
CONTACT: LUCAS PIPER

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF 245 RESIDENTIAL UNITS WITH A COMMUNITY CENTER AND CABANA ALONG BROADWAY. THERE WILL BE SIX RESIDENTIAL STRUCTURES A BICYCLE STORAGE SHED, COMMUNITY GARDEN, A DOG RUN AND A COMMUNITY CENTER WITH A OUTDOOR POOL, SPA AND CABANA.

SITE AREA AND INFO:

BUILDING CODE:	CBC 2021
ASSESSORS PARCEL NUMBERS:	072-500-002 072-500-003 072-500-004
SITE ADDRESS:	LONE TREE WAY ANTIOCH, CA 94509
SITE AREA:	389,291 SQ. FT. / 8.94 ACRES
TOTAL NUMBER OF UNITS:	245
ZONING:	COMMERCIAL INFILL HOUSING OVERLAY DISTRICT (CIH)
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SQUARE FOOTAGE OF EXISTING BUILDINGS:	NONE
SQUARE FOOTAGE OF PROPOSED APARTMENT BUILDINGS:	55,550.7 S.F. EACH X 5 = 277,753.5 S.F.
PARKING ANALYSIS:	REFER TO TABLE ON DRAWING SP1
PERCENT OF LAND USE COVERAGE:	REFER TO TABLE ON DRAWING SP1
FLOOD ZONE:	X

ABBREVIATIONS

ACCESS	ACCESSIBLE	FT	FOOT
ADJ	ADJACENT, ADJUSTABLE	FTG	FOOTING
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT
ALT	ALTERNATE	INT	INTERIOR
APPROX	APPROXIMATE	KIT	KITCHEN
ARCH	ARCHITECT	LT	LIGHT
BET	CETWEEN	MAT'L	MATERIAL
BLDG/S	BUILDING	MAX	MAXIMUM
BOC	BOTTOM OF CONCRETE	MIN	MINIMUM
BOT	BOTTOM	MT	MOUNT
BOW	BOTTOM OF WALL	NTS	NOT TO SCALE
BSMT	BASEMENT	OBS/C	OBSCURE(D)
℄	CENTERLINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OH	OVERHEAD
CLR	CLEAR	OPP	OPPOSITE
CO	COLUMN	P	PAVEMENT
CONC	CONCRETE	℄	PROPERTY LINE
CONST	CONSTRUCTION	PROJ	PROJECT
CONT'R	CONTRACTOR	PT	PIONT
DEMO	DEMOLITION	REQ'D	REQUIRED
DIA	DIAMETER	REV	REVISION
DIAG	DIAGONAL	SECT	SECTION
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SST	STAINLESS STEEL
DS	DOWN SPOUT	STD	STANDARD
DWG	DRAWING	TOP	TOP OF PLATE
(E)	EXISTING	TOC	TOP OF CONCRETE
ELECT	ELECTRICAL	TOW	TOP OF WALL
ELEV	ELEVATION	TRHD	THRESHOLD
EQ	EQUAL	U/C	UNDER COUNTER
EXIST	EXISTING	UNGND	UNDERGROUND
EXP'D	EXPOSED	VERT	VERTICAL
EXT	EXTERIOR	VIF	VERIFY IN FIELD
FDTN	FOUNDATION	W/	WITH
FIN	FINISH(ED)	W/O	WITHOUT
FLR	FLOOR	WSCT	WAINSCOT

VICINITY MAP

NOT TO SCALE

DRAWING INDEX

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C2	PRELIMINARY STORMWATER PLAN
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LAR 3	OPEN SPACE CALCULATION PLAN
LAR 4	PRELIMINARY FENCING PLAN
LAR 5	ENTRY MONUMENT SIGN
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LAR 7	SHADE STRUCTURE
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ELECTRICAL DRAWINGS:

E0.1	SYMBOLS LIST, LIGHTING FIXTURE SCHEDULE
E1.0	SITE PLAN - LIGHTING
E1.1	SITE PLAN - PHOTOMETRIC

ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

Antioch, California

Proposed By: The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

JULY 27, 2023
A22037 TITLE SHEET.dwg

Preliminary Grading and Drainage Plan

PRELIMINARY CONSTRUCTION NOTES:

1. PROPOSED BIO-RETENTION BASIN WITH SUBDRAIN AND DRAINAGE OPENINGS IN THE PROPOSED CURB.
2. PROVIDE DRAINAGE OPENING TO BIO-RETENTION BASIN AT LOW POINTS AND ALONG BASIN FRONTAGE.
3. REMOVE EXISTING AND RECONSTRUCT PAVEMENT, CURB AND SIDEWALK AS SHOWN. ADDITIONAL ADJUSTMENTS TO PROPOSED CURB LINE TO ACCOMMODATE PROPOSED COMMERCIAL DEVELOPMENT AND MAINTAIN EXISTING ACCESS TO ADJACENT DEVELOPMENT MAY BE REQUIRED, FOLLOWING FURTHER REVIEW BY CITY STAFF.
4. PROPOSED CONNECTION TO EXISTING CATCH BASIN.
5. PROPOSED UNDER SIDEWALK DRAIN BIO-RETENTION BASIN.
6. REMOVE PORTIONS OF EXISTING STORM DRAIN PIPE AND STRUCTURES AS NEEDED. REALIGN NEW STORM DRAIN PIPE AROUND PROPOSED BUILDING AND OTHER LOCATIONS AS SHOWN.
7. PROPOSED 6' WALKWAY IS PROPOSED TO PROVIDE TWO SEPARATE CONNECTIONS TO THE EXISTING EBMUD PATH. MATERIAL AND GRADE SHALL BE DETERMINED FOLLOWING CITY REVIEW AND COMMENT. THE PROPOSED CONNECTIONS SHALL BE AT GRADE, REGARDLESS OF MATERIAL SECTION. THE PROPOSED PATH CONNECTION SHALL NOT IMPEDE THE EXISTING SURFACE DRAINAGE AND WILL BE DESIGNED TO ACCEPT EXISTING SURFACE FLOWS.
8. THE EXISTING RETAINING IS PROPOSED TO REMAIN AT THIS TIME.
9. PROPOSED "FILTERRA" TREATMENT DEVICES TO TREAT THE ROOF AREAS OF BUILDINGS 2 AND 4 ONLY. THESE UNITS ARE 16'x8'. ROOF AREAS SHALL BE PIPED FROM DOWNSPOUTS AT CORNER AND CONVEYED TO UNITS AS SHOWN.

LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE		
PARCEL LINE		
CENTERLINE		
FENCE	x	x
WATER LINE		W
SANITARY SEWER LINE		SS
STORM DRAIN LINE	SD	SD
DRAINAGE INLET	■	■
STORMWATER TREATMENT VAULT	▬	
MANHOLE	●	○
UTILITY BOX AS NOTED		□
FIRE HYDRANT		
TRANSFORMER	▶	
VERTICAL CURB		
CURB AND GUTTER		
VALLEY GUTTER		
ELEVATION CONTOUR	(180.0) (179.5)	180 179.5
GRADE BREAK		
GRADING DAYLITE LINE		
FLOWLINE SWALE		
SPOT ELEVATION		× 179.5
FLOW LINE ELEVATION	FL 179.50	
FINISH GRADE ELEVATION	FG 179.50	
TOP OF CURB ELEVATION	TC 179.50	
PAVEMENT ELEVATION	P. 179.50	
CONCRETE		
NEW ASPHALT PAVING		
BIO-RETENTION PLANTER		

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. KARN
No. 33173
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

ROBERT A. KARN R.C.E. 33173 DATE
ROBERT A. KARN & ASSOCIATES, INC.

LONE TREE APARTMENTS

C1

RAK CIVIL ENGINEERS

ROBERT A. KARN & ASSOCIATES, INC.
707 TEXAS AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 422-0222
e-mail: rakarn@engineers.com

Antioch, California

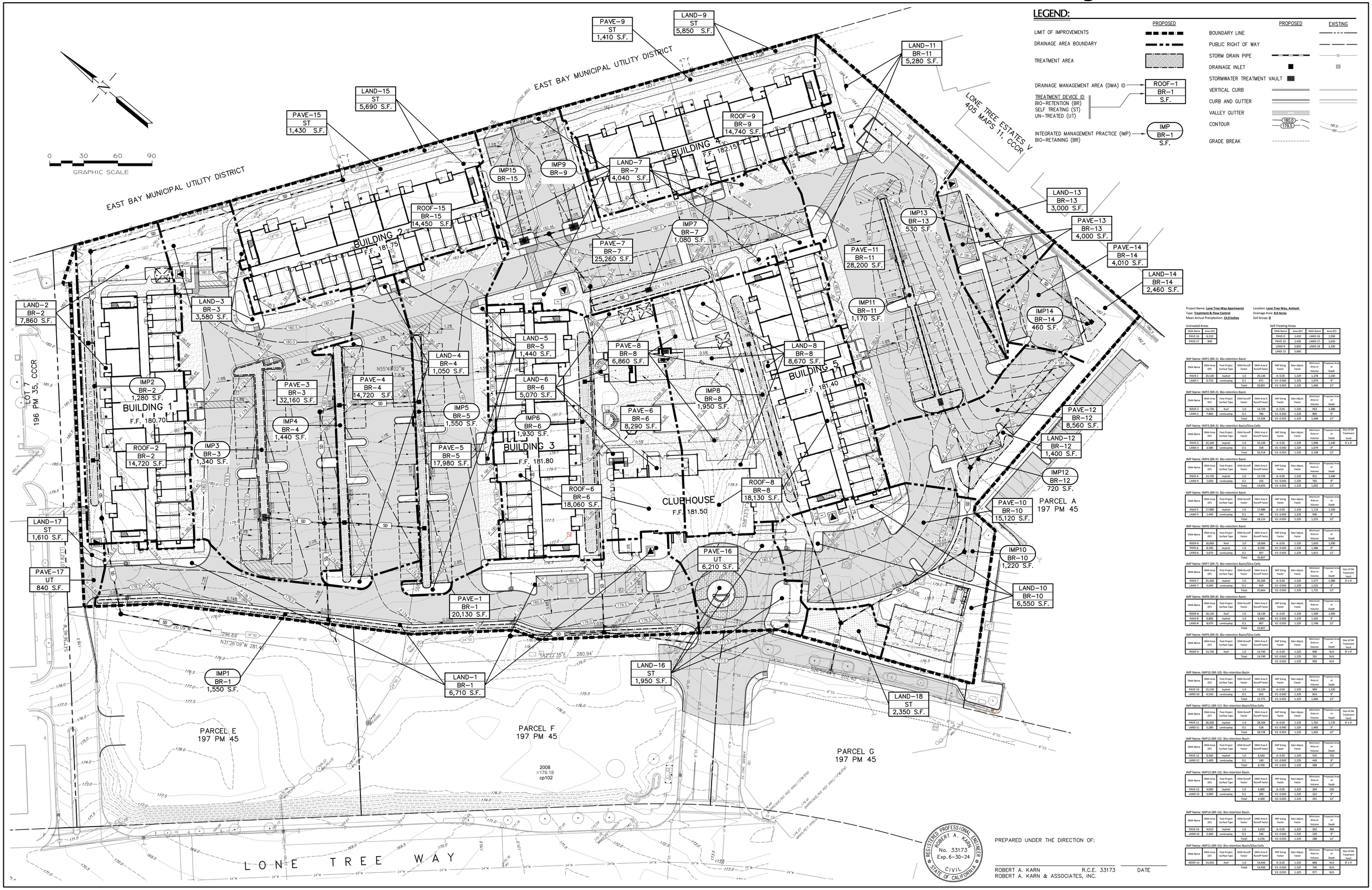
Proposed By: A.G. Spanos Companies

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

July 27, 2023
A22037 PRELIM GRADING DRAINAGE.dwg

Preliminary Stormwater Plan



Project Name: **Lone Tree Way Apartments** Location: **Lone Tree Way, Antioch**
Type: **Treatment & Flow Control** Drainage Area: **8.9 Acres**
Mean Annual Precipitation: **15.0 inches** Soil Group: **D**

Untreated Areas

DMA Name	Area (SF)
PAVE-16	6,210
PAVE-17	840

Self-Treating Areas

DMA Name	Area (SF)	DMA Name	Area (SF)
PAVE-9	1,430	LAND-16	1,950
PAVE-15	1,430	LAND-17	1,610
LAND-9	5,850	LAND-18	2,330
LAND-15	5,690		

IMP Name: IMP1 (BR-1)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-1	20,130	Asphalt	1.0	20,138
LAND-1	6,710	Landscaping	0.1	671
			Total	20,805

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	1,278	1,530
V1: 0.042	1.229	1,074	9"
V2: 0.055	1.229	1,406	12"

IMP Name: IMP2 (BR-2)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF-2	14,720	Roof	1.0	14,728
LAND-2	7,860	Landscaping	0.1	786
			Total	15,506

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	953	1,280
V1: 0.042	1.229	800	9"
V2: 0.055	1.229	1,048	12"

IMP Name: IMP3 (BR-3)- Bio-retention Basin/Silva Cells

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-3	32,160	Asphalt	1.0	32,160
LAND-3	3,580	Landscaping	0.1	358
			Total	32,518

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth	Size of SW Treatment Vault
A: 0.05	1.229	1,998	1,340	6' x 4'
V1: 0.042	1.229	1,670	9"	
V2: 0.055	1.229	2,198	12"	

IMP Name: IMP4 (BR-4)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-4	14,720	Asphalt	1.0	14,728
LAND-4	1,050	Landscaping	0.1	105
			Total	14,833

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	911	1,440
V1: 0.042	1.229	765	9"
V2: 0.055	1.229	1,002	12"

IMP Name: IMP5 (BR-5)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-5	17,980	Asphalt	1.0	17,980
LAND-5	1,440	Landscaping	0.1	144
			Total	18,124

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	1,134	1,550
V1: 0.042	1.229	936	9"
V2: 0.055	1.229	1,225	12"

IMP Name: IMP6 (BR-6)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF-6	18,060	Roof	1.0	18,068
PAVE-6	8,290	Asphalt	1.0	8,290
LAND-6	5,070	Landscaping	0.1	507
			Total	26,865

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	1,412	1,930
V1: 0.042	1.229	1,166	9"
V2: 0.055	1.229	1,526	12"

IMP Name: IMP7 (BR-7)- Bio-retention Basin/Silva Cells

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-7	25,260	Asphalt	1.0	25,268
LAND-7	4,040	Landscaping	0.1	404
			Total	25,604

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth	Size of SW Treatment Vault
A: 0.05	1.229	1,572	1,080	6' x 4'
V1: 0.042	1.229	1,325	9"	
V2: 0.055	1.229	1,731	12"	

IMP Name: IMP8 (BR-8)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF-8	18,130	Roof	1.0	18,138
PAVE-8	6,860	Asphalt	1.0	6,860
LAND-8	8,670	Landscaping	0.1	867
			Total	25,865

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	1,589	1,950
V1: 0.042	1.229	1,315	9"
V2: 0.055	1.229	1,748	12"

IMP Name: IMP9 (BR-9)- Bio-retention Basin/Silva Cells

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF-9	14,740	Roof	1.0	14,748
			Total	14,748

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth	Size of SW Treatment Vault
A: 0.05	1.229	906	N/A	6' x 4'
V1: 0.042	1.229	761	N/A	
V2: 0.055	1.229	996	N/A	

IMP Name: IMP10 (BR-10)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-10	15,120	Asphalt	1.0	15,128
LAND-10	6,550	Landscaping	0.1	655
			Total	15,783

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	969	1,220
V1: 0.042	1.229	814	9"
V2: 0.055	1.229	1,066	12"

IMP Name: IMP11 (BR-11)- Bio-retention Basin/Silva Cells

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-11	28,200	Asphalt	1.0	28,208
LAND-11	5,280	Landscaping	0.1	528
			Total	28,738

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth	Size of SW Treatment Vault
A: 0.05	1.229	1,763	1,130	6' x 4'
V1: 0.042	1.229	1,463	9"	
V2: 0.055	1.229	1,942	12"	

IMP Name: IMP12 (BR-12)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-12	8,560	Asphalt	1.0	8,560
LAND-12	1,400	Landscaping	0.1	140
			Total	8,700

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	535	720
V1: 0.042	1.229	445	9"
V2: 0.055	1.229	588	12"

IMP Name: IMP13 (BR-13)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-13	4,000	Asphalt	1.0	4,000
LAND-13	3,000	Landscaping	0.1	300
			Total	4,300

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	264	530
V1: 0.042	1.229	222	9"
V2: 0.055	1.229	291	12"

IMP Name: IMP14 (BR-14)- Bio-retention Basin

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
PAVE-14	4,010	Asphalt	1.0	4,010
LAND-14	2,460	Landscaping	0.1	246
			Total	4,256

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth
A: 0.05	1.229	252	460
V1: 0.042	1.229	220	9"
V2: 0.055	1.229	288	12"

IMP Name: IMP15 (BR-15)- Bio-retention Basin/Silva Cells

DMA Name	DMA Area (SF)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor
ROOF-15	14,450	Roof	1.0	14,458
			Total	14,458

IMP Sizing Factor	Rain Adjust Factor	Minimum Area or Volume	Proposed Area or Depth	Size of SW Treatment Vault
A: 0.05	1.229	888	N/A	6' x 4'
V1: 0.042	1.229	746	N/A	
V2: 0.055	1.229	977	N/A	

LONE TREE APARTMENTS

C2

ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
(707) 430-4840
e-mail: rakarn@sbcglobal.net

Antioch, California

Proposed By: A.G. Spanos Companies
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

JULY 27, 2023
A22037 PRELIM STORMWATER.dwg

Preliminary Utility Plan

CONSTRUCTION NOTES:

1. NEW TAP FIRE WATER CONNECTION TO MAIN WITH CITY APPROVED BACKFLOW DEVICE.
2. INSTALL NEW SITE WATER DOMESTIC SERVICE WITH METER AND REDUCED PRESSURE BACKFLOW PREVENTER.
3. PROPOSED FIRE LOOP BOOSTER PUMP STATION.
4. PROPOSED BUILDING FIRE SERVICE AND RISER LOCATIONS.
5. PROPOSED BIO-RETENTION BASIN WITH SUBDRAIN AND DRAINAGE OPENINGS IN THE PROPOSED CURB.
6. PROPOSED CONNECTION TO EXISTING STORM DRAIN STRUCTURE.
7. PROPOSED COVERED TRASH ENCLOSURE AND COMPACTOR WITH FLOOR DRAINS TO SANITARY SEWER SYSTEM. PROVIDE HOSE BIB FOR WASHOUT AS SHOWN.
8. REMOVE AND RELOCATE STORM DRAIN PIPE AROUND PROPOSED BUILDING AS SHOWN. THE EXISTING STORM DRAIN EASEMENTS THAT ARE ASSOCIATED WITH THE EXISTING STORM DRAIN PIPING THAT WILL BE REMOVED, SHALL BE QUIT CLAIMED AND NEW EASEMENTS SHALL BE RECORDED OVER THE NEW SECTIONS OF STORM DRAIN PIPE ONSITE.
9. RELOCATE 10" WATER MAIN AS SHOWN. RECONNECT DOMESTIC SERVICE FOR ADJACENT PARCEL. THE EXISTING WATER LINE EASEMENTS THAT ARE ASSOCIATED WITH THE EXISTING WATER LINES THAT WILL BE REMOVED, SHALL BE QUIT CLAIMED AND NEW EASEMENTS SHALL BE RECORDED OVER THE NEW SECTIONS OF WATER LINES ONSITE.
10. PROPOSED NEW CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM. THE EXISTING SEWER LINE EASEMENTS THAT ARE ASSOCIATED WITH THE EXISTING SEWER LINES THAT WILL BE REMOVED, SHALL BE QUIT CLAIMED AND NEW EASEMENTS SHALL BE RECORDED OVER THE NEW SECTIONS OF SEWER LINES ONSITE.
11. ALL UNUSED PORTIONS OF THE EXISTING SANITARY SEWER SYSTEM ONSITE SHALL BE REMOVED, OR CAPPED AND ABANDONED, PER THE CITY AND SANITATION DEPARTMENTS REQUIREMENTS. ALL ASSOCIATED EASEMENTS OVER THOSE PORTIONS SHALL BE QUIT CLAIMED, PER NOTE 10.
12. PROPOSED "SILVA CELL" TREATMENT DEVICES TO TREAT THE ROOF AREAS OF BUILDINGS 2 AND 4. THESE UNITS ARE 6'x8'. ROOF AREAS SHALL BE PIPED FROM DOWNSPOUTS AT CORNER AND CONVEYED TO UNITS AS SHOWN.

LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE		
PARCEL LINE		
EASEMENT LINE		
CENTERLINE		
FENCE		
WATER LINE	W	W
DOMESTIC WATER LINE	DW	
FIRE SYSTEM WATER LINE	FW	
BUILDING FIRE SERVICE LINE	FS	
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
JOINT UTILITY TRENCH		JT
DRAINAGE INLET		
STORMWATER TREATMENT VAULT		
CLEANOUT		
MANHOLE		
UTILITY BOX AS NOTED		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
BACKFLOW PREVENTER		
TRANSFORMER		
VERTICAL CURB		
CURB AND GUTTER		
VALLEY GUTTER		
CONCRETE		
NEW ASPHALT PAVING		
BIO-RETENTION PLANTER		

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. KARN
No. 33173
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

ROBERT A. KARN R.C.E. 33173 DATE
ROBERT A. KARN & ASSOCIATES, INC.

LONE TREE APARTMENTS

C3

Antioch, California

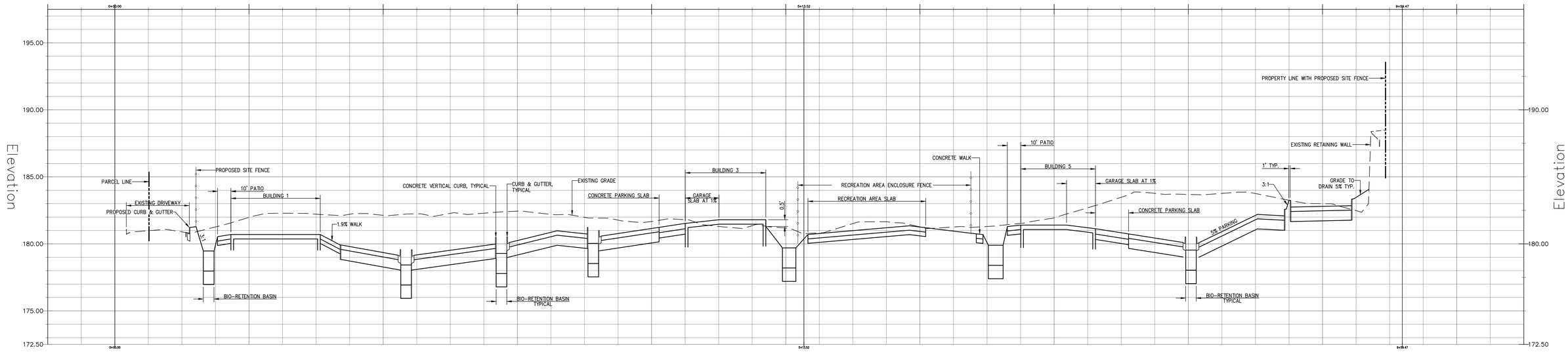
Proposed By: A.G. Spanos Companies
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

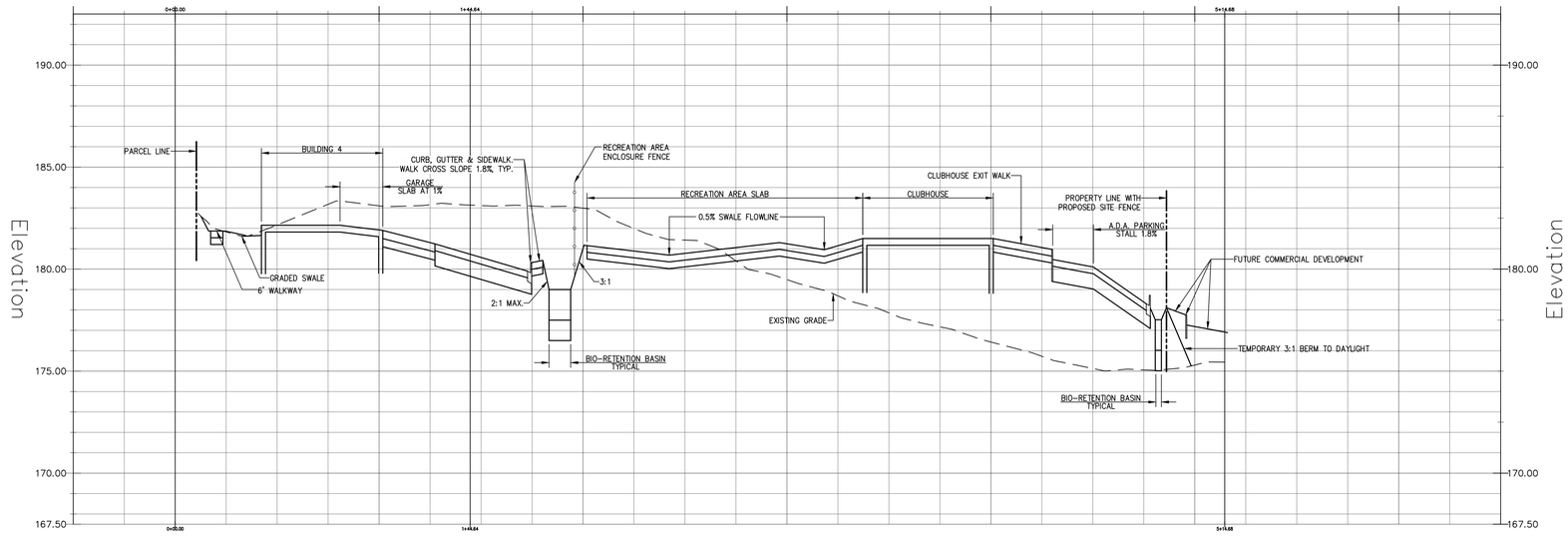
ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 426-9490
e-mail: rakengineers.com

JULY 27, 2023
A22037 PRELIM UTILITY.dwg

Site Sections



Profile View of A–A



Profile View of B–B

0 30 60 90
GRAPHIC SCALE
HORIZONTAL
SCALE: 1"=30'

0 3 6 9
GRAPHIC SCALE
VERTICAL
SCALE: 1"=3'

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. KARN
No. 33173
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

ROBERT A. KARN R.C.E. 33173 DATE
ROBERT A. KARN & ASSOCIATES, INC.

LONE TREE APARTMENTS

C4

RAK CIVIL ENGINEERS

ROBERT A. KARN & ASSOCIATES, INC.
801 BUSH AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999
e-mail: rak@rakengineers.com

Antioch, California

Proposed By: A.G. Spanos Companies

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

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JULY 27, 2023
A22037 SECTIONS.dwg

Preliminary Site Plan

APARTMENT BUILDING UNIT BREAKDOWN

	Unit SF	1ST	2ND	3RD	4TH	TOTAL
S1	477	0	1	1	1	3
A1	577	1	1	1	1	4
A2	618	2	3	3	3	11
A3	688	1	3	3	3	10
B1	835	1	2	2	2	7
B2	953	0	2	2	2	6
B3	1047	2	2	2	2	8
	742	7	14	14	14	49

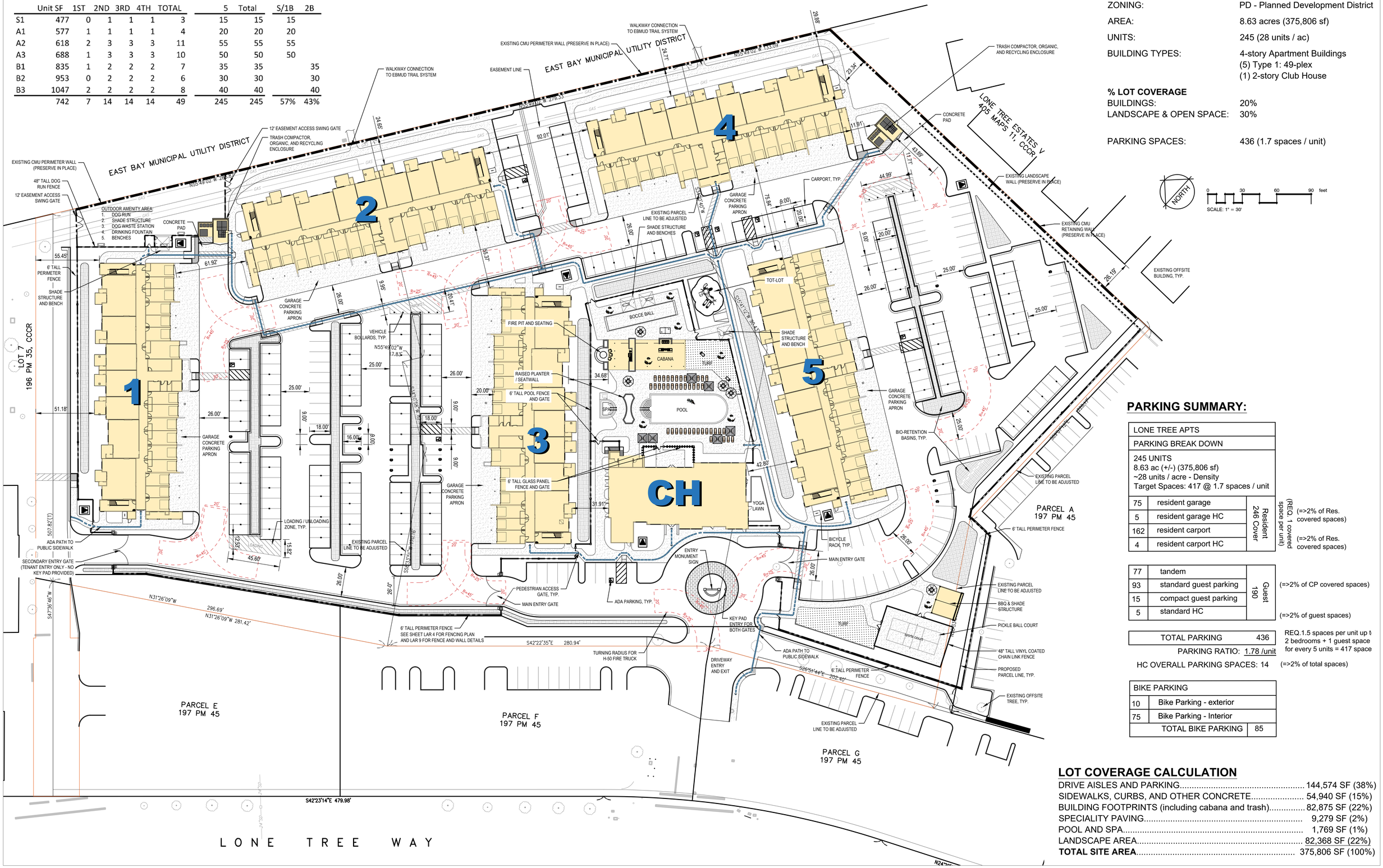
	5	Total	S/1B	2B
	15	15	15	
	20	20	20	
	55	55	55	
	50	50	50	
	35	35		35
	30	30		30
	40	40		40
	245	245	57%	43%

PROJECT INFORMATION

ZONING:	PD - Planned Development District
AREA:	8.63 acres (375,806 sf)
UNITS:	245 (28 units / ac)
BUILDING TYPES:	4-story Apartment Buildings (5) Type 1: 49-plex (1) 2-story Club House

% LOT COVERAGE

BUILDINGS:	20%
LANDSCAPE & OPEN SPACE:	30%
PARKING SPACES:	436 (1.7 spaces / unit)



PARKING SUMMARY:

LONE TREE APTS			
PARKING BREAK DOWN			
245 UNITS 8.63 ac (+/-) (375,806 sf) ~28 units / acre - Density Target Spaces: 417 @ 1.7 spaces / unit			
75	resident garage	Resident 246 Cover	(REQ. 1 covered space per unit)
5	resident garage HC		(=>2% of Res. covered spaces)
162	resident carport		
4	resident carport HC		(=>2% of Res. covered spaces)
77	tandem	Guest 190	
93	standard guest parking		(=>2% of CP covered spaces)
15	compact guest parking		
5	standard HC		(=>2% of guest spaces)
TOTAL PARKING	436		REQ.1.5 spaces per unit up t 2 bedrooms + 1 guest space for every 5 units = 417 space
PARKING RATIO:	1.78 /unit		
HC OVERALL PARKING SPACES: 14			(=>2% of total spaces)

BIKE PARKING	
10	Bike Parking - exterior
75	Bike Parking - Interior
TOTAL BIKE PARKING	85

LOT COVERAGE CALCULATION

DRIVE AISLES AND PARKING	144,574 SF (38%)
SIDEWALKS, CURBS, AND OTHER CONCRETE	54,940 SF (15%)
BUILDING FOOTPRINTS (including cabana and trash)	82,875 SF (22%)
SPECIALITY PAVING	9,279 SF (2%)
POOL AND SPA	1,769 SF (1%)
LANDSCAPE AREA	82,368 SF (22%)
TOTAL SITE AREA	375,806 SF (100%)

LONE TREE APARTMENTS

SP 1

Antioch, California

Proposed By: **The Spanos Corporation**, 10100 Trinity Parkway, 5th Floor, Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

ROSEVILLE OFFICE
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Preliminary Landscape Architecture Plan

SITE LANDSCAPING

SYMBOL	NOTES	QTY
	ORNAMENTAL LANDSCAPING	46,389 SF
	TURF	3,457 SF
	PERIMETER LANDSCAPING	16,281 SF
	BIO-RETENTION BASIN	16,241 SF

OBJECTIVE DESIGN STANDARD 3.3.1.A: MINIMUM LANDSCAPE AREA

- MINIMUM LANDSCAPE AREA = 15 PERCENT OF LOT

TOTAL SITE AREA: 375,806 SF

REQUIRED LANDSCAPE AREA = 56,371 SF (15% of site total)

LANDSCAPE AREA PROVIDED = 82,368 SF (22% of site total)

3.3 LANDSCAPING STANDARDS

LANDSCAPING AND IRRIGATION DESIGN SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS AND STANDARDS PER THE CITY OF ANTIOCH COMMERCIAL INFILL HOUSING OVERLAY DISTRICT - OBJECTIVE DESIGN STANDARDS.

Standard 3.3.1.A: Minimum Landscaped Area
A minimum of 15% of any building site shall be landscaped.
Standard 3.3.1.B: Landscaping of Front Yards
All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.
Standard 3.3.1.C: Materials
Landscaped areas shall incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.
Standard 3.3.1.D: Design
Landscaping designs shall include one or more of the following-planting design concepts:

- Specimen trees (48-inch box or more) in Informal groupings or rows at major focal points.
- Use of planting to soften building lines and emphasize the positive features of the site.
- Use of flowering vines on walls, arbors, or trellises.
- Trees to create canopy and shade, especially in parking areas and passive open space areas.
- Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes; etc.

Standard 3.3.1.E: Ground- Cover Materials
Ground cover shall be of live plant material. Pervious non-plant materials such as permeable paving, gravel colored rock, cinder, bark, and similar materials shall not cover more than 10% of the required landscape area. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.
Standard 3.3.1.F: Size and Spacing.
Plants shall be of the following size and spacing at the time of installation:

- Ground cover over plants other than grasses must be at least four-inch pot size. Areas planted in ground cover plants ·other than grass seed or sod must be planted at a r<1te of at least one per 12 Inches on center.
- Shrubs shall pea minimum size of one gallon.
- Trees shall be a minimum of 15 gallons in size with a one-length diameter at breast height (dbh). At least one specimen tree with a 24-inch or larger box size shall be planted in the landscaped area of the front setback.

Standard 3,3,1.G: Protection from Encroachment
Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to parking spaces.
Standard 3.3.1.H: Interference with Utilities
Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:

- A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.
- A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.
- A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.
- A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

Standard 3.3. I. I: Staking and Root Barriers
All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.
Standard 3.3.1J: Automatic Sprinkler Controllers
Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.
Standard 3.3.1.K: Sprinkler Heads
Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape Irrigation system shall be designed to prevent run-off and overspray.
Standard 3.3.1.L: Enclosures
All irrigation systems shall be designed to reduce. vandalism by placing controls in appropriate enclosures.

PLANTING AND IRRIGATION NOTES:

1. SITE PLANTING AND IRRIGATION DESIGN WILL ADHERE TO THE REQUIREMENTS COMMERCIAL INFILL HOUSING OVERLAY DISTRICT - OBJECTIVE DESIGN STANDARDS AND APPLICABLE CITY OF ANTIOCH MUNICIPAL CODE.
2. IRRIGATION DESIGN WILL COMPLY WITH THE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE ANTIOCH WATER EFFICIENT LANDSCAPE ORDINANCE.
3. FOLLOWING SITE GRADING AND PRIOR TO PLANTING, THE CONTRACTOR SHALL COLLECT SOIL SAMPLES WITHIN THE PLANTING AND LAWN AREAS. THESE SAMPLES SHALL BE SENT TO A SOIL LABORATORY FOR AGRICULTURAL TESTING AND RECOMMENDATIONS FOR SOIL AMENDMENTS AND SOIL PREPARATION REQUIREMENTS. UNLESS REQUIRED OTHERWISE BY SOIL TEST RESULTS, THE CONTRACTOR SHALL INCORPORATE ORGANIC COMPOST AT A MINIMUM RATE OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE SOIL WHERE PLANTING IS SHOWN.
4. FOR ALL RAISED PLANTERS, THE CONTRACTOR SHALL BACKFILL WITH AMENDED LOAM TOPSOIL.
5. ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A BURIED AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM THAT WILL PROVIDE LOW VOLUME WATER VIA A DRIP, BUBBLER, OR MATCHING PRECIPITATION ROTATORS.
6. ALL LANDSCAPE AREAS WILL BE COVERED WITH A 3" LAYER OF MULCH TOP DRESSING.

IRRIGATION PLANS WILL COMPLY WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT ORDINANCE AND WILL APPLY SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN.

SIGNATURE 5873 LICENSE NO.

NORTH

0 30 60 90 feet
SCALE: 1" = 30'

LONE TREE APARTMENTS

LAR 1

Antioch, California

Proposed By: A.G. Spanos Companies
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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Preliminary Plant Schedule & Images

TREE LEGEND

TREE LOW WATER USE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	ARBUTUS MARINA `STANDARD`	STRAWBERRY TREE STANDARD TRUNK	24" BOX
	7	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	15 GAL
	22	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO' LOW WATER USE	ARAPAHO CRAPE MYRTLE	24" BOX
	3	OLEA EUROPAEA `WILSONII' L WATER USE,MULTI-TRUNK (3)	WILSON OLIVE - MULTI-TRUNK	36" BOX
	4	PRUNUS CAROLINIANA 'MONUS'	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL
	11	QUERCUS ILEX	HOLLY OAK	15 GAL
	1	QUERCUS LOBATA LARGE SPECIMEN TREE - PROVIDE PHOTO AND MEASUREMENTS FOR APPROVAL	VALLEY OAK	48" BOX
	8	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX
	27	ZELKOVA SERRATA `VILLAGE GREEN`	VILLAGE GREEN ZELKOVA	15 GAL

TREE MEDIUM WATER USE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	12	ACER JAPONICUM `BLOODGOOD`	BLOODGOOD JAPANESE MAPLE	24" BOX
	14	ACER RUBRUM `BOWHALL`	BOWHALL MAPLE	15 GAL
	13	ACER RUBRUM `REDPOINTE`	REDPOINTE MAPLE	15 GAL
	13	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24" BOX
	4	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24" BOX
	6	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	15 GAL
	35	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MODERATE WATER USE	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX
	7	MAGNOLIA X SOULANGEANA 'JURMAG1'	BLACK TULIP™ MAGNOLIA	24" BOX
	34	PODOCARPUS MACROPHYLLUS MEDIUM WATER USE	YEW PINE	24" BOX
	12	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	15 GAL
	26	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	15 GAL
	14	TILIA CORDATA 'GREENSPIRE' MODERATE WATER USE	GREENSPIRE LITTLELEAF LINDEN	15 GAL

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONT
AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	5 GAL
AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL
ECHEVERIA X `VARIETIES` PROVIDE MULIPLE VARITIES TOWARD TOTAL	HEN AND CHICKS	QUART
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO BLUE CHALK STICKS	1 GAL

BOTANICAL NAME	COMMON NAME	CONT
ASPIDISTRA ELATIOR LOW WATER USE	CAST IRON PLANT	1 GAL
AUCUBA JAPONICA 'VARIEGATA NANA'	DWARF VARIEGATED JAPANESE LAUREL	5 GAL
AZALEA X `AUTUM TWIST` TM MEDIUM WATER USE	ENCORE AZALEA ` AUTUMN TWIST`	5 GAL
CAMELLIA SASANQUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	5 GAL
CLIVIA MINIATA `FRENCH HYBRIDS` MEDIUM TO HIGH WATE RUSE	KAFFIR LILY	1 GAL
FATSIA JAPONICA	JAPANESE FATSIA	5 GAL
GARDENIA JASMINOIDES `RADICANS` MEDIUM TO HIGH WATER USE	MINIATURE OR TRAILING JASMINE	5 GAL
HYDRANGEA ARBORESCENS `GRANDIFLORA` MEDIUM TO HIGH WATER USE	SNOWHILL SMOOTH HYDRANGEA	5 GAL
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL
POLYSTICHUM MUNITUM MEDIUM WATER USE	WESTERN SWORD FERN	5 GAL
RHODODENDRON X 'PURPLE GEM' MEDIUM WATER USE	RHODODENDRON	5 GAL

BOTANICAL NAME	COMMON NAME	CONT
ACACIA REDOLENS `LOWBOY`	BANK CATCLAW	1 GAL
ANIGOZANTHOS X `BUSH GOLD`	KANGAROO PAW	5 GAL
BUXUS SEMPERVIRENS `SUFFRUTICOSA`	DWARF ENGLISH BOXWOOD	1 GAL
CALLISTEMON CITRINUS `LITTLE JOHN`	DWARF BOTTLE BRUSH	5 GAL
CEANOTHUS MARITIMUS `VALLEY VIOLET`	VALLEY VIOLET MARITIME CEANOTHUS	1 GAL
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL
CHONDROPETALUM TECTORUM `DWARF`	DWARF CAPE RUSH	1 GAL
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
COTONEASTER DAMMERI `LOWFAST`	LOWFAST BEARBERRY COTONEASTER	1 GAL

DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL
DIETES IRIDIOIDES	FORTNIGHT LILY	1 GAL
DODONAEA VISCOSA `PURPUREA`	PURPLE LEAFED HOPSEED BUSH	5 GAL
EPILOBIUM CANUM `EVERETT`S CHOICE` PLANT NO CLOSER THAN 24" TO PAVING	PROSTRATE EVERETT`S CALIFORNIA FUCHSIA	1 GAL
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL
FESTUCA MAIREI	ATLAS FESCUE	1 GAL
GAURA LINDHEIMERI `PASSION BLUSH` L WATER USE	PASSION BLUSH PINK GUARA	1 GAL
GREVILLEA LANIGERA `COASTAL GEM`	COASTAL GEM GREVILLEA	2 GAL
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL
JUNCUS X `BLUE DART`	BLUE DART RUSH	1 GAL
JUNIPERUS PROCUMBENS `GREEN MOUND`	GREEN MOUND JUNIPER	5 GAL
JUNIPERUS SCOPULORUM `SKYROCKET`	SKYROCKET JUNIPER	15 GAL
JUNIPERUS X PFITZERIANA `SEA GREEN`	SEA GREEN JUNIPER	5 GAL
KNIPHOFIA UVARIA 'ECHO YELLOW'	ECHO YELLOW RED HOT POKER	1 GAL
LANTANA CAMARA `SUNBURST` LOW WATER USE (WUCOLS)	SUNBURST SPREADING LANTANA	1 GAL
LAURUS NOBILIS 'MONRIK' TM	LITTLE RAGU SWEET BAY	15 GAL
LAVANDULA STOECHAS `OTTO QUAST`	OTTO QUAST LAVENDER	1 GAL
LEUCOPHYLLUM FRUTESCENS `COMPACTA` LOW WATER	COMPACT TEXAS RANGER	5 GAL
LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH BREEZE	1 GAL
MUHLENBERGIA CAPILLARIS `REGAL MIST LOW WATER USE (WUCOLS)	REGAL MIST PINK MUHLY	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
NANDINA DOMESTICA `COMPACTA`	COMPACT HEAVENLY BAMBOO	5 GAL
NANDINA DOMESTICA `GULF STREAM`	GULF STREAM NANDINA	5 GAL
NANDINA DOMESTICA 'LITTLE FLICK'	COLOURSCAPE® HEAVENLY BAMBOO	5 GAL
PHORMIUM TENAX `CREAM DELIGHT`	CREAM DELIGHT NEW ZEALAND FLAX	5 GAL
PHORMIUM TENAX `MAORI SUNSET`	MAORI SUNSET NEW ZEALAND FLAX	5 GAL

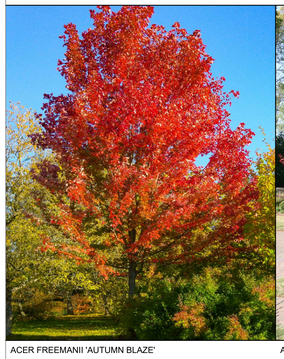
PRUNUS CAROLINIANA `BRIGHT-N-TIGHT`	BRIGHT 'N TIGHT CAROLINA CHERRY	5 GAL
RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	5 GAL
ROSA BANKSIAE `LUTEA`	YELLOW LADY BANK`S ROSE	5 GAL
ROSA X `NOASCHNEE`	FLOWER CARPET® WHITE GROUNDCOVER ROSE	5 GAL
SALVIA GREGGII `LIPSTICK`	LIPSTICK AUTUMN SAGE	1 GAL
SALVIA MICROPHYLLA `LITTLE KISS`	LITTLE KISS SAGE	1 GAL
SANTOLINA CHAMAECYPARISSUS `NANA`	LAVENDER COTTON	1 GAL
TEUCRIUM CHAMAEDRYS `PROSTRATUM`	PROSTRATE GERMANDER	1 GAL
TEUCRIUM FRUTICANS `COMPACTUM` L WATER USE	BUSH GERMANDER	5 GAL

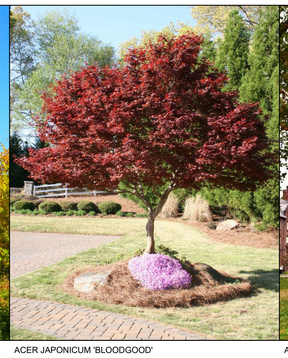
BOTANICAL NAME	COMMON NAME	CONT
ABELIA X GRANDIFLORA `KALEIDOSCOPE`	DWARF KALEIDOSCOPE ABELIA	5 GAL
ACACIA COGNATA `COUSIN ITT` MEDIUM WATER USE	RIVER WATTLE	1 GAL
AGAPANTHUS "BLUE STORM" MEDIUM WATER USE	BLUE LILY OF THE NILE	5 GAL
BERBERIS THUNBERGII `ATROPURPUREA NANA` M WATER USE	DWARF REDLEAF JAPANSES BARBERRY	5 GAL
BERBERIS THUNBERGII `ROSE GLOW` M WATER USE	ROSY GLOW BARBERRY	5 GAL
COLEONEMA PULCHRUM `SUNSET GOLD`	GOLDEN BREATH OF HEAVEN	5 GAL
CORDYLINE `DESIGN-A-LINE"	DESIGN-A-LINE DRACAENA	5 GAL
CORDYLINE `ELECTRIC PINK`	PINK VARIEGATED DRACAENA	5 GAL
LOROPETALUM CHINENSE `PURPLE PIXIE`	PURPLE PIXIE LOROPETALUM	1 GAL
PHORMIUM X `DUET`	DUET NEW ZEALAND FLAX	5 GAL
POLYGALA FRUTICOSA `PETITE BUTTERFLY`	DWARF SWEET PEA SHRUB	2 GAL
RHAPHIOLEPIS INDICA `BALLERINA`	INDIAN HAWTHORNE	5 GAL
RHAPHIOLEPIS INDICA `PINK LADY`	PINK LADY INDIA HAWTHORN	5 GAL

BOTANICAL NAME	COMMON NAME	CONT
FICUS PUMILA STAKED ON TRELLIS AGAINST WALL	CREEPING FIG	5 GAL
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	1 GAL

BOTANICAL NAME	COMMON NAME	CONT	SPACING
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	24" o.c.
FESTUCA GLAUCA `ELIJAH BLUE` LOW WATER USE	BLUE FESCUE	1 GAL	12" o.c.
FESTUCA IDAHOENSIS `SISKIYOU BLUE`	SISKIYOU BLUE FESCUE	1 GAL	12" o.c.
GAZANIA RIGENS `YELLOW`	YELLOW GAZANIA	1 GAL	12" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	36" o.c.
LIRIOPE MUSCARI `BIG BLUE` MEDIUM WATER USE	BIG BLUE LILYTURF	1 GAL	18" o.c.
MYOPORUM X `WHITE` PLANT NO CLOSER THAN 48" TO PAVING	MYOPRORUM WHITE	5 GAL	
NEPETA X `WALKER`S LOW`	WALKER`S LOW CATMINT	1 GAL	24" o.c.
ROSA X `FLOWER CARPET CORAL` MEDIUM WATER USE	FLOWER CARPET CORAL ROSE	2 GAL	
ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` PLANT NO CLOSER THAN 36" TO PAVING	HUNTINGTON CARPET ROSEMARY	1 GAL	36" o.c.
TEUCRIUM COSSONII MAJORICUM	FRUITY GERMANDER	1 GAL	18" o.c.
THYMUS PRAECOX ARCTICUS `COCCINEUS`	RED CREEPING THYME	1 GAL	6" o.c.
TRACHELOSPERMUM ASIATICUM `ASIATIC` PLANT NO CLOSER THAN 30" TO PAVING	ASIAN DWARF STAR JASMINE	1 GAL	18" o.c.

BOTANICAL NAME	COMMON NAME	CONT	SPACING
DELTA BLUEGRASS `NATIVE MOW FREE` SOD LOW WATER USE (WUCOLS)	NATIVE MOW FREE SOD	SOD	
SOD "BOLERO PLUS" LAWN GRASS SPECIAL LANDSCAPE AREA - RECREATION	`DELTA BLUEGRASS` SOD GRASS	SOD	


ACER FREEMANII 'AUTUMN BLAZE'


ACER JAPONICUM 'BLOODGOOD'

ACER RUBRUM 'BOWHALL'

ARBUTUS MARINA STANDARD

ARBUTUS X MARINA

CORNUS x 'EDDIE'S WHITE WONDER'

CHIONANTHUS RETUSUS

MAGNOLIA X SOULANGEANA 'JUMARG1'

KOELREUTERIA PANICULATA

LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'

OLEA EUROPAEA 'WILSONII'

MAGNOLIA GRANDIFOLIA 'LITTLE GEM'

PODOCARPUS MACROPHYLLUS

PINUS BRUTIS ELDARICA

QUERCUS ROBUR 'FASTIGIATA'

TILIA CORDATA 'GREENSPIRE'

THUJA OCCIDENTALIS 'AMERICAN PILLAR'

PRUNUS CAROLINIANA 'MONUS'

LONE TREE APARTMENTS

LAR 2

Antioch, California

Proposed By:

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Open Space Calculation Plan

CITY OF ANTIOCH
OBJECTIVE DESIGN STANDARDS

Landscape and Open Space Design Criteria for Commercial Infill Housing Development

TOTAL SITE AREA: 375,805.77 sf

A. MINIMUM TOTAL COMMON OPEN SPACE
- 200 SQ. FT. PER UNIT
- 245 UNITS x 200 sf = 49,000 sf

B. COMMON OPEN SPACE TYPES
- MIN. 50% SHALL BE COMMON OPEN SPACE = 24500 sf
- REMAINING 50% AS PRIVATE OR COMMON OPEN SPACE = 24500 sf

OPEN SPACE CALCULATION

TOTAL PROVIDED OPEN SPACE: 51,819 sf (106% of requirement)

BREAKDOWN:

Common Open Space	40,759 sf (79% of provided open space)
Uncovered	*32,746 sf*
Covered	*8,013 sf*
Private Open Space	
Patios (Min. 10'X10') Decks (Min. 6'X6')	11,060 sf (20% of provided open space)

COMMON OPEN SPACE (UNCOVERED)

COMMON OPEN SPACE (COVERED)

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

LONE TREE APARTMENTS

LAR 3

Antioch, California

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10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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Preliminary Fencing Plan

EAST BAY MUNICIPAL UTILITY DISTRICT

EAST BAY MUNICIPAL PEDESTRIAN TRAIL ACCESS

EXISTING FREESTANDING CMU WALL

EXISTING CMU RETAINING WALL

LONE TREE ESTATES V
405 MAPS 11, CCCR

EXISTING LANDSCAPE RETAINING WALL

GAS EASEMENT GATE - PER GAS ACCESS APPROVAL

7 LAR-9 — 48" TALL FENCE

8 LAR-9 — 48" TALL GATE

6-FT METAL FENCE — 4 LAR-9

PEDESTRIAN GATE — 2 LAR-9

AQUAVIEW FRAMELESS GLASS PANEL FENCE — 5 LAR-9

6" TALL GLASS PANEL GATE

MAIN ENTRY GATES — 1 LAR-9

48" TALL GATE — 8 LAR-9

48" TALL VINYL COATED CHAIN LINK FENCE

LOT 7
196 PM 35, CCCR

507.82'(T)

S47°36'46"W

N31°26'09"W 296.69'
N31°26'09"W 281.42'

S42°22'35"E 280.94'

16" SQUARE CMU COLUMN TO BE PLACED AT FENCE CORNERS / CHANGE IN DIRECTION AND ALONG FENCE RUNS AT APPROXIMATELY 40'-50' O.C. ON AVERAGE

S26°51'44"E 202.40'

S39°01'12"E 226.07'

PARCEL A
197 PM 45

PARCEL E
197 PM 45

PARCEL F
197 PM 45

PARCEL G
197 PM 45

LONE TREE WAY

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

LONE TREE APARTMENTS

LAR 4

Antioch, California

Proposed By: **The Spanos Corporation**
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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Entry Monument Sign

DAY

NIGHT

COLOR RENDER

SIGHT DISTANCE CALCULATION

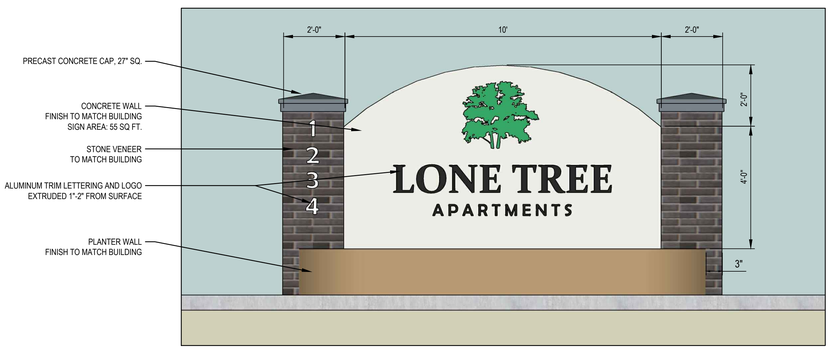
$b_2 = 1.47 V_{orc} t_g$

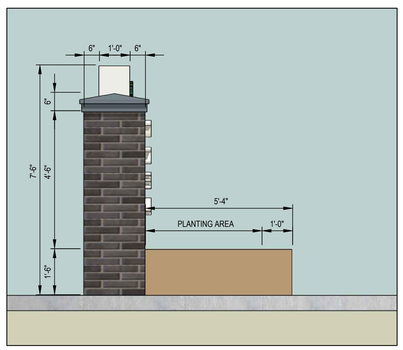
$b_2 = 1.47 \times 10 \times 5$

$b_2 = 73.5$ ft

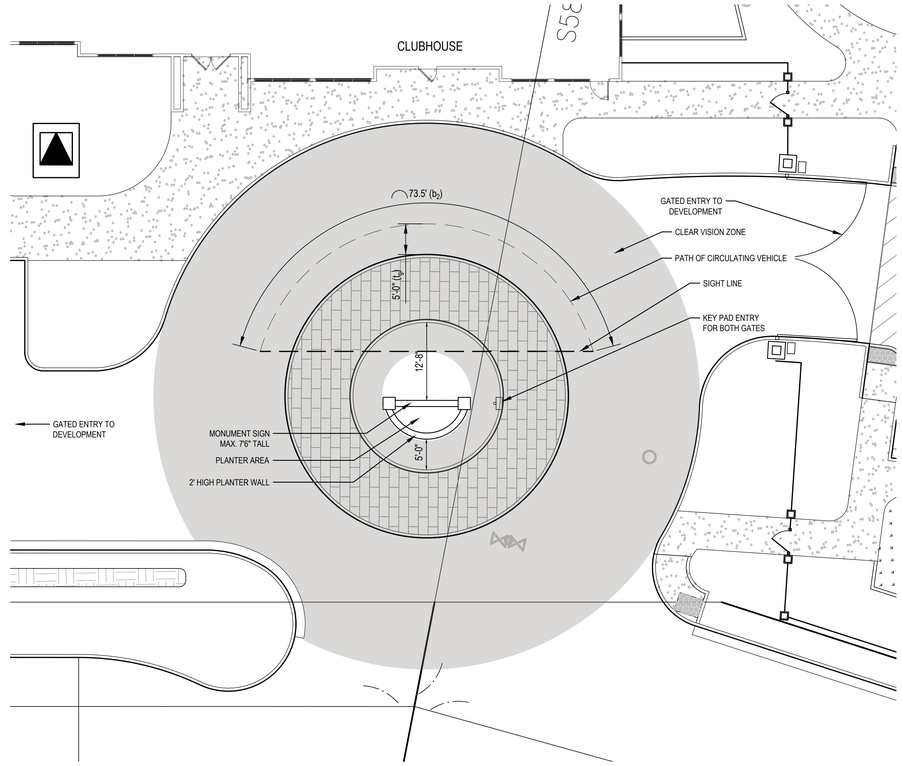
b_2 = length of circulating branch of sight triangle (ft)
V_{orc} = speed of circulating vehicles (10 mph)
t_g = design headway (s, assumed to be 5s)

Source:
TRB National Cooperative Highway Research Program's *NCHRP Research Report 1043: Guide for Roundabouts* (2023)





SIGNAGE DIMENSIONS AND MATERIALS



SIGNAGE LOCATION

LONE TREE APARTMENTS

LAR 5

Antioch, California

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Stockton, CA 95219

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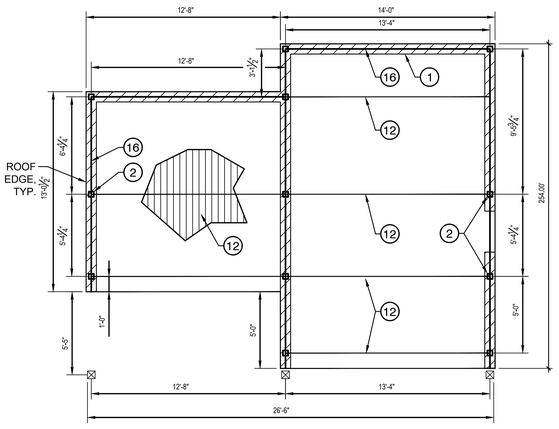
TRASH ENCLOSURE

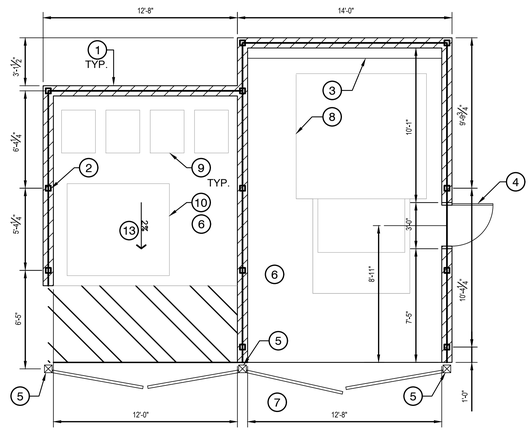
KEYNOTES

1. SOLID GROUTED CMU WALL W/ 8X8X16 CMU MEDIUM WEIGHT SPLIT FACE - COLOR MAMEO STANDARD LAID IN RUNNING BOND. SEE DETAIL 2/L-501
2. HSS 4X4X1/4 POST
3. CONCRETE CURB. SEE WALL DETAIL.
4. ACCESS DOOR TO TRASH COMPACTOR. SEE EVELEVATION DETAIL
5. GATES AND POST SUPPORT. SEE ELEVATION AND GATE JAM DETAILS
6. 6" THICK CONCRETE SLAB. SEE WALL DETAIL.
7. ASPHALT PAVING. SEE CIVIL PLANS.
8. TRASH COMPACTOR MACHINE OUTLINE
9. ROLLER TRASH BIN LOCATIONS
10. 6 CUYD RECYCLE BIN LOCATION
11. HSS 4X4X1/4 RAFTER @ 6'-0" O.C. MAX
12. 20 GAUGE VERCO PLB-DECK OR APPROVED ALTERNATE
13. FLOOR, SLOPE AS INDICATED ON CIVIL PLANS
14. HSS 6X4X1/4 BEAM



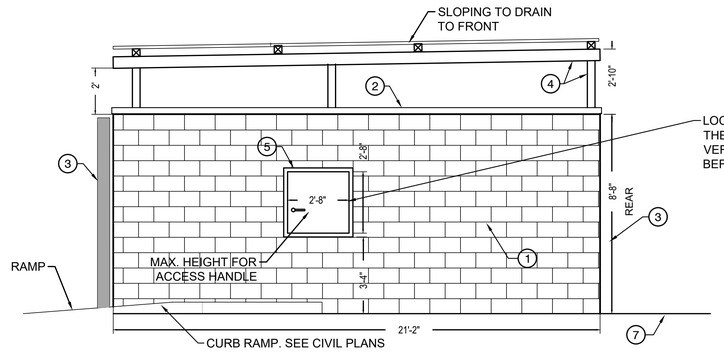
ROOF PLAN

ROOF STRUCTURE NOTE:
PROVIDE SHOP DRAWINGS AND A SIGNED STRUCTURAL CALCULATIONS FOR FINAL ROOF DESIGN. COORDINATE DESIGN WITH ALL NECESSARY CONTRACTORS AND OWNER.

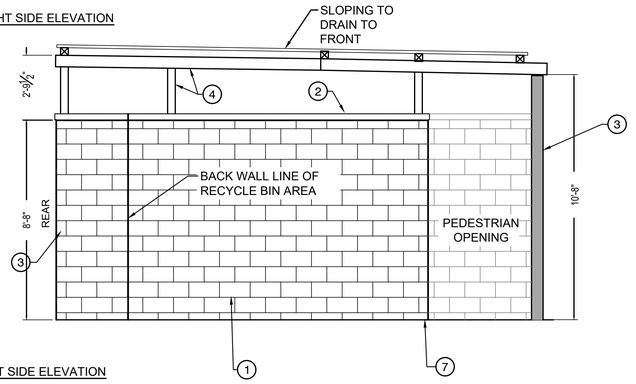


FLOOR PLAN

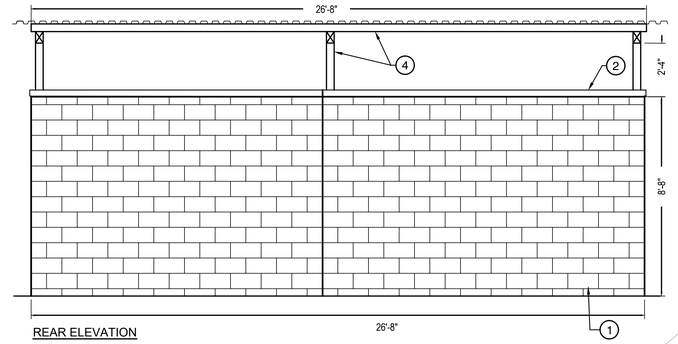
1 TRASH BIN AND COMPACTOR ENCLOSURE LAYOUT PLAN
1/4" = 1'-0"



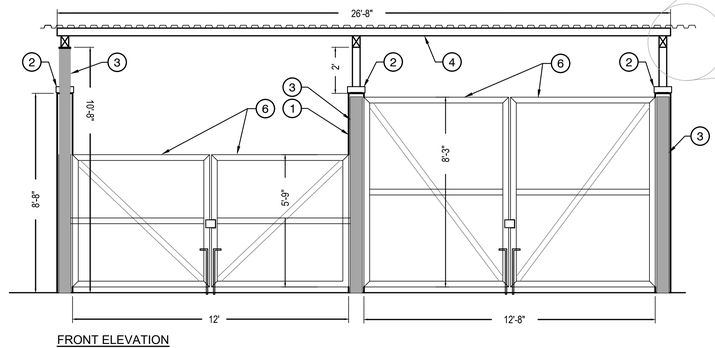
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



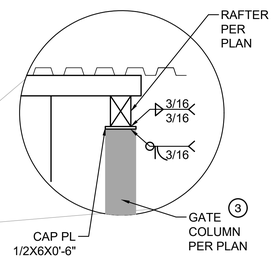
REAR ELEVATION



FRONT ELEVATION

NOTE LEGEND

1. 8x8x16 SPLIT FACE CMU MEDIUM WEIGHT - COLOR CAMEO STANDARD.
2. 9.5" WIDE SQUARE MODULAR CAP BY "STEPSTONE"
3. 6" SQ.STEEL POST FILLED WITH CONC. PAINT BLACK
4. STANDING SEAM ROOF AND SUPPORT STRUCTURE. SEE DETAIL
5. TRASH COMPACTOR DOOR CHUTE ACCESS. PROVIDE SHOP DRAWING TO MEET CURRENT TITLE 24 REQUIREMENTS FOR ACCESSIBILITY
6. METAL GATE FRAME. SEE DETAIL
7. 6" THICK REINFORCED CONCRETE APRON.



RAFTER TO GATE COLUMN CONNECTION ENLARGEMENT
1" = 1'-0"

2 TRASH ENCLOSURE ELEVATIONS
3/8" = 1'-0"

P-LT-02

LONE TREE APARTMENTS

LAR 6

Antioch, California

Proposed By: A.G. Spanos Companies
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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SHADE STRUCTURE

SHADE STRUCTURE

SIZE: 20'x24'x10' (to bottom of beam)

MATERIAL & COLOR: TBD

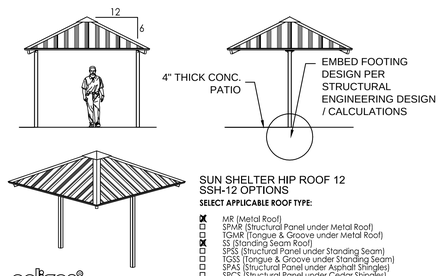
FEATURES:
- 8x8x.250 Post
- Accent LED Lighting
- (2) Fans (low profile by separate vendor)

INSTALLATION: Vendor to provide, or custom built per future permit submittal drawings

STRUCTURAL CALCS: Deferred Submittal.

COORDINATION:
- Coordinate power needs
- Coordinate drainage to drain inlet
- Coordinate post construction

ADA COMPLIANCE NOTE:
- Locate controls so that clear floor space is provided. Low reach shall be 15" min. and high reach, 48" max. above finish floor or ground surface.
- Operational parts shall be operable with one hand and shall not require tight grasp, pinching, or twisting of the wrist.



SUN SHELTER HIP ROOF 12
SSH-12 OPTIONS

SELECT APPLICABLE ROOF TYPE:

- [x] MR (Metal Roof)
- [ ] SPMR (Structural Panel under Metal Roof)
- [ ] TGMR (Tongue & Groove under Metal Roof)
- [x] SS (Standing Seam Roof)
- [ ] SPSS (Structural Panel under Standing Seam)
- [ ] TGSS (Tongue & Groove under Standing Seam)
- [ ] SPAS (Structural Panel under Asphalt Shingles)
- [ ] SPCS (Structural Panel under Cedar Shingles)
- [ ] SPCH (Structural Panel under Milled Cedar Shingles)
- [ ] TGAS (Tongue & Groove under Asphalt Shingles)
- [ ] TGCS (Tongue & Groove under Cedar Shingles)
- [ ] TGCH (Tongue & Groove under Milled Cedar Shingles)
- [ ] LATIA (Santa Fe metal stick style)
- [ ] TRELLIS

FRAME COLOR: GLACIER WHITE

ROOF COLOR: EVERGREEN
Kynar-500® PVDF
resin-based coatings

poligon®
Avaialble through:
All About Play
3844 Presidio Street
Sacramento, CA
95838
916-923-2180
glen@playgroundpros.com

1 12' X 12' TWO-POST SUN SHELTER
NTS P-LT-03

2 PICKLEBALL AREA SHADE STRUCTURE
NTS DETAIL-FILE

LONE TREE APARTMENTS

LAR 7

Antioch, California

Proposed By: **The Spanos Corporation**
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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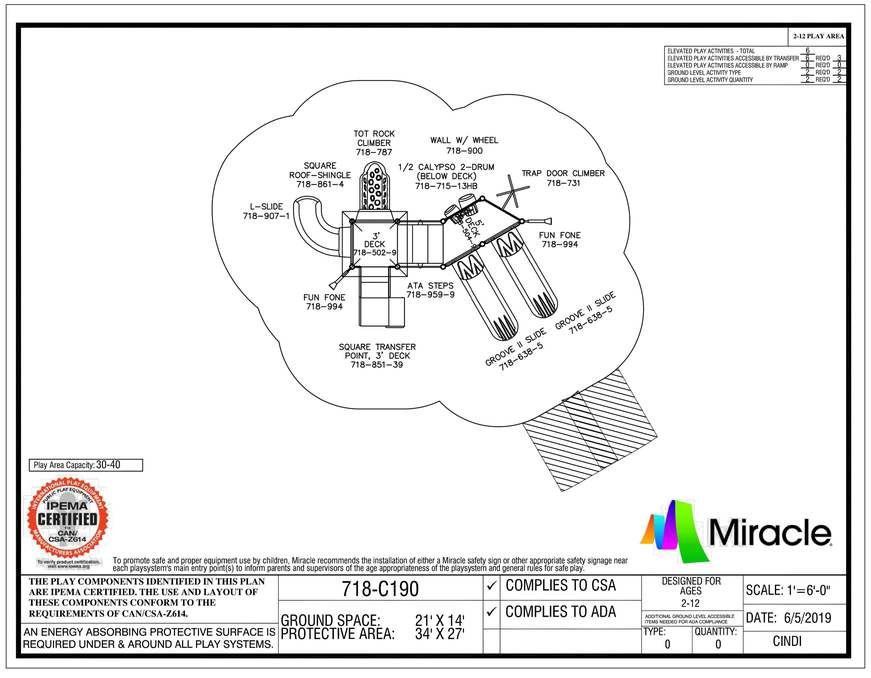
PLAY STRUCTURE



NOTE: FINAL DESIGN TO BE DETERMINED. OPTION SHOWN TO SERVE AS BASIS OF DESIGN AT LOCATION INDICATED ON PLANS. PLAY STRUCTURE SUBJECT TO CHANGE.

1 PLAY STRUCTURE - OPTION 1

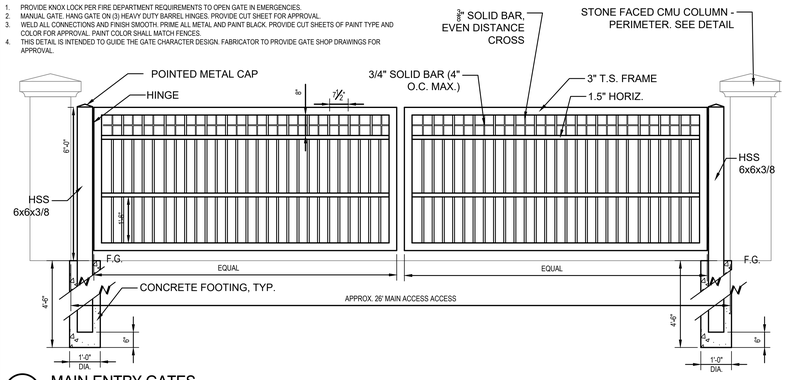
NTS

DETAIL-FILE

FENCE AND WALL DETAILS

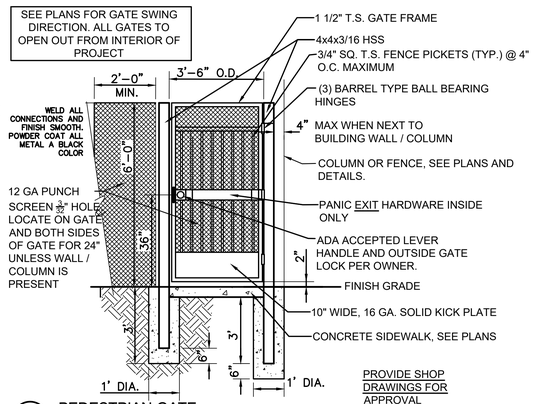
NOTES:

1. PROVIDE KNOX LOCK PER FIRE DEPARTMENT REQUIREMENTS TO OPEN GATE IN EMERGENCIES
2. MANUAL GATE: HANG GATE ON (3) HEAVY DUTY BARREL HINGES. PROVIDE CUT SHEET FOR APPROVAL
3. WELD ALL CONNECTIONS AND FINISH SMOOTH. PRIME ALL METAL AND PAINT BLACK. PROVIDE CUT SHEETS OF PAINT TYPE AND COLOR FOR APPROVAL. PAINT COLOR SHALL MATCH FENCES.
4. THIS DETAIL IS INTENDED TO GUIDE THE GATE CHARACTER DESIGN. FABRICATOR TO PROVIDE GATE SHOP DRAWINGS FOR APPROVAL.

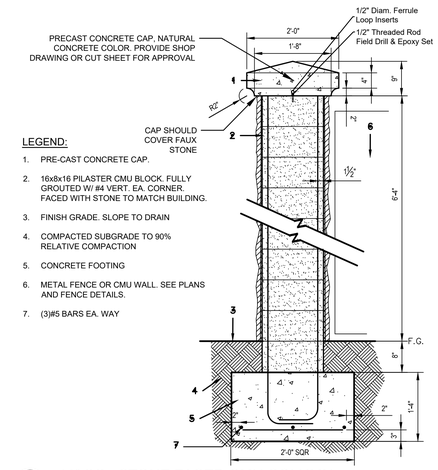


1 MAIN ENTRY GATES
1/2" = 1'-0"

P-LT-05



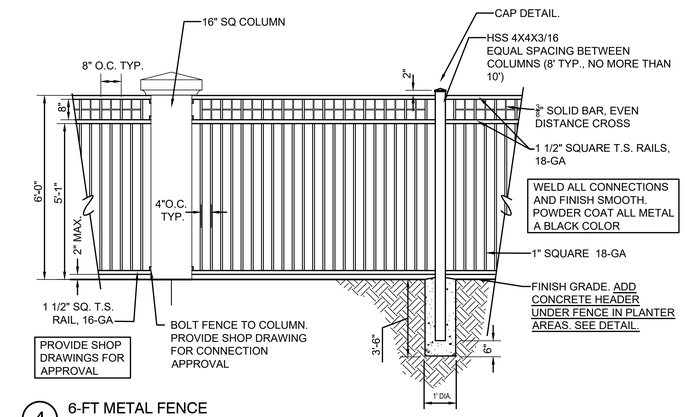
2 PEDESTRIAN GATE
1/2" = 1'-0"



LEGEND:

1. PRE-CAST CONCRETE CAP.
2. 16x8x16 PILASTER CMU BLOCK. FULLY GROUTED W/ #4 VERT. EA. CORNER. FACED WITH STONE TO MATCH BUILDING.
3. FINISH GRADE. SLOPE TO DRAIN
4. COMPACTED SUBGRADE TO 90% RELATIVE COMPACTION
5. CONCRETE FOOTING
6. METAL FENCE OR CMU WALL. SEE PLANS AND FENCE DETAILS.
7. (3)#5 BARS EA. WAY

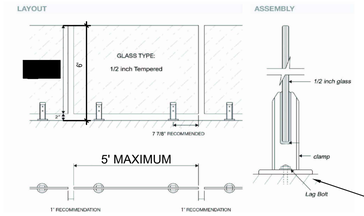
3 16" SQ. STONE FACED CMU COLUMN
3/4" = 1'-0"



4 6-FT METAL FENCE
1/2" = 1'-0"

CLAMP HARDWARE

SURFACE MOUNT - SQUARE
Height: 6 1/12" (170mm)



1. GLASS PANEL FENCE BY "AQUAVIEW" 877-229-7034 OR APPROVED EQUAL
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OR CUT SHEETS FOR APPROVAL. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
3. HEIGHT OF GLASS FROM CONCRETE SHALL BE 6-FT.
4. INSTALL 6-FT TALL GLASS GATE TO MATCH FENCE (WHERE INDICATED ON PLAN). PROVIDE SHOP DRAWINGS OR CUT SHEETS FOR APPROVAL.
5. MAXIMUM SPACE BETWEEN PANELS: 1-INCH
6. MOUNTING/CLAMPING HARDWARE TO BE SQUARE SURFACE MOUNT BRUSHED FINISH
7. MOUNT FENCE TO CONCRETE PAVING OR CONCRETE HEADER. SEE DETAIL THIS SHEET.
8. FIELD VERIFY DISTANCE BETWEEN COLUMNS BEFORE MANUFACTURE OF FENCE PANELS.

5 AQUAVIEW FRAMELESS GLASS PANEL FENCE
NOT TO SCALE

6 6" CONCRETE HEADER UNDER POOL FENCE
3" = 1'-0"
(REQUIRED PER POOL CBC)

- WELD ALL CONNECTIONS AND FINISH SMOOTH

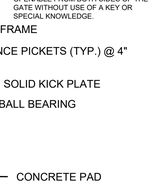
- PROVIDE SHOP DRAWING

1. POST CAP (PROVIDE EXAMPLE)
2. 1"X2"x.075" T.S. TOP RAIL
3. 3/4" SQ STEEL BARS @ 4" O.C. MAXIMUM (TYP)
4. 4X4X3/16 HSS, 8' O.C. MAX.
5. 1"X2"x.075" T.S. BOTTOM RAIL
6. CONCRETE FOOTING
7. EXTEND POST TO 6" FROM BOTTOM OF FOOTING
8. MOUNTING BRACKETS
9. CONCRETE SURFACE PER PLAN

- ALL METAL TO RECEIVE ONE COAT PRIMER AND ONE COAT OF "BLACK' RUST PREVENTATIVE PAINT

7 48" TALL FENCE
3/4" = 1'-0"

1. SEE PLANS FOR GATE SWING DIRECTION.
2. WELD ALL CONNECTIONS AND FINISH SMOOTH. POWDER COAT BLACK ALL METAL.
3. INCLUDE A SELF LATCHING GATE CLOSURE.
4. PROVIDE SHOP DRAWINGS FOR APPROVAL.



8 48" TALL GATE
1/2" = 1'-0"

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FIRST FLOOR COMPOSITE

BUILDING AREA	
LEVEL	AREA
LEVEL 1	13,799.63 SF
LEVEL 2	14,253.92 SF
LEVEL 3	14,004.22 SF
LEVEL 4	14,004.22 SF
TOTAL	56,061.99 SF

1 COMPOSITE PLAN - BLDG 1 LEVEL 1
1/8" = 1'-0"

LONE TREE APARTMENTS
Antioch, California

PLA-01

ANTIOCH, CALIFORNIA

Proposed By: A.G. Spanos Companies

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

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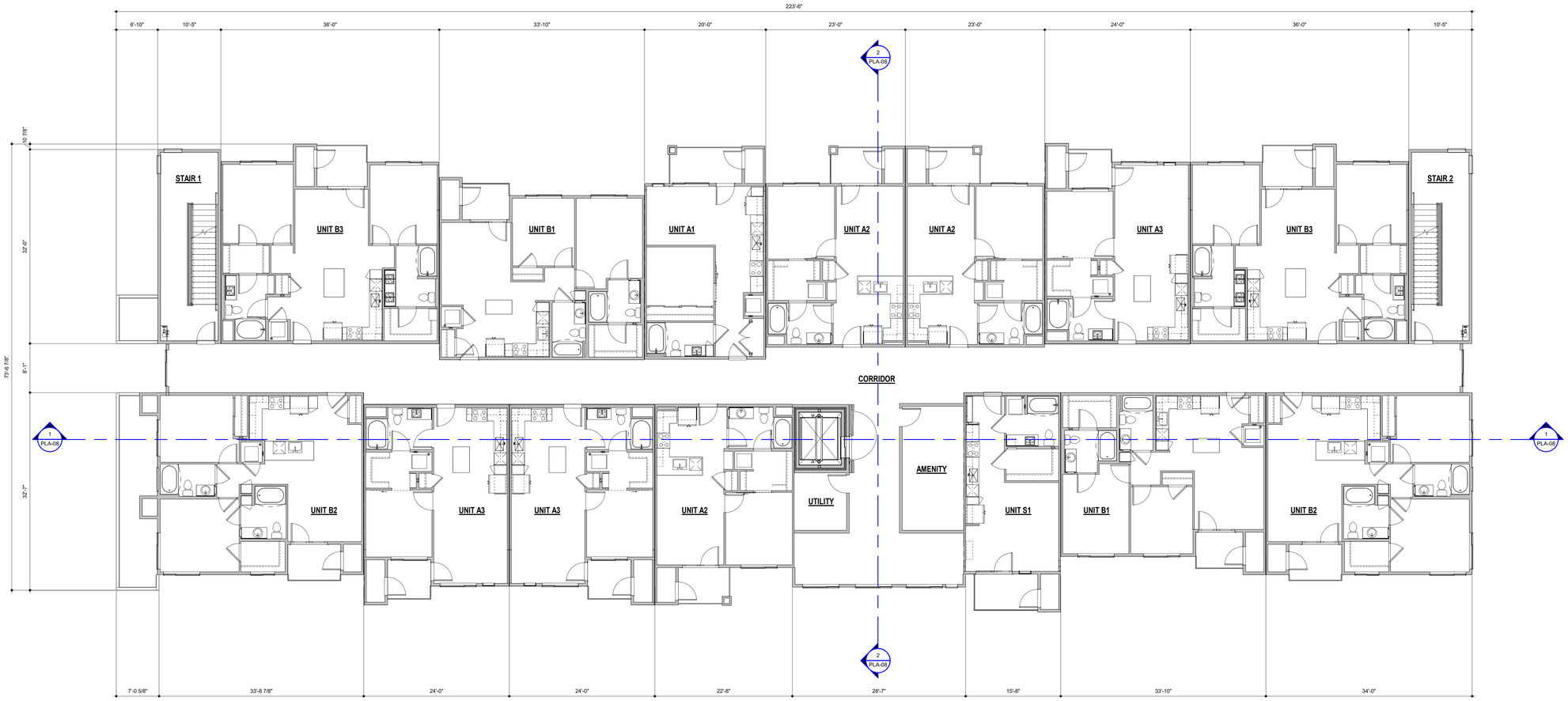
TYPICAL RESIDENTIAL LEVEL

BUILDING AREA	
LEVEL	AREA
LEVEL 1	13,799.63 SF
LEVEL 2	14,253.92 SF
LEVEL 3	14,004.22 SF
LEVEL 4	14,004.22 SF
TOTAL	56,061.99 SF



1 COMPOSITE PLAN - BLDG 1 TYPICAL RESIDENTIAL LEVEL
1/8" = 1'-0"

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The Spanos Corporation
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Stockton, CA 95219

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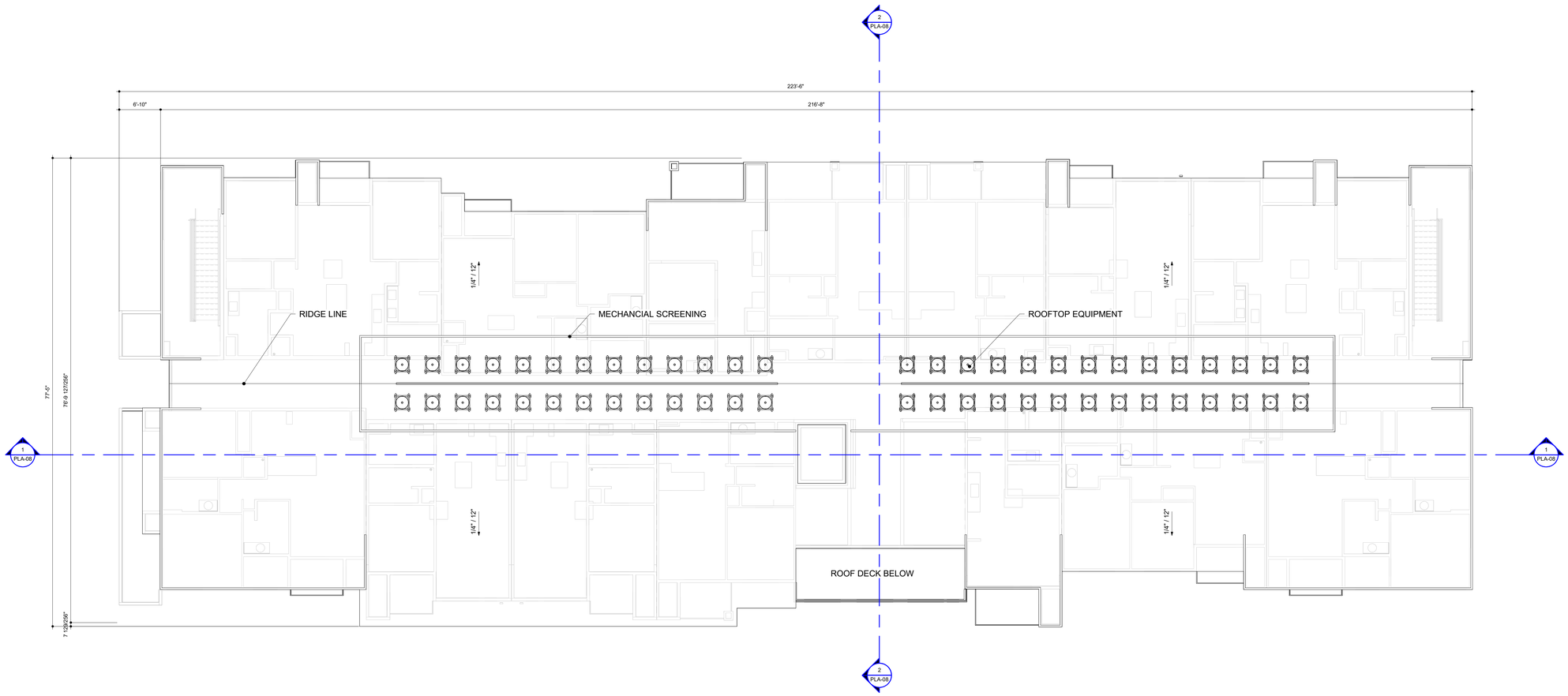
ROOF PLAN



1 ROOF PLAN
1/8" = 1'-0"

LONE TREE APARTMENTS

Antioch, California

PLA-03

ANTIOCH, CALIFORNIA

Proposed By:

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

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ELEVATIONS

MATERIAL LEGEND	
	STUCCO 1 - SW 7005 PURE WHITE OR SIM
	STUCCO 2 - SW 6249 STORM CLOUD OR SIM
	STUCCO 3 - SW 9104 WOVEN WICKER OR SIM
	BRICK - BELDEN BRICK - METALLIC BLACK OR SIM

LEFT ELEVATION

1/8" = 1'-0"

FRONT ELEVATION

1/8" = 1'-0"

Proposed By: AGS A.G. Spanos Companies

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
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ELEVATIONS

MATERIAL LEGEND	
	STUCCO 1 - SW 7005 PURE WHITE OR SIM
	STUCCO 2 - SW 6249 STORM CLOUD OR SIM
	STUCCO 3 - SW 9104 WOVEN WICKER OR SIM
	BRICK - BELDEN BRICK - METALLIC BLACK OR SIM

RIGHT ELEVATION

1/8" = 1'-0"

BACK ELEVATION

1/8" = 1'-0"

LONE TREE APARTMENTS **PLA-05**

Antioch, California ANTIOCH, CALIFORNIA

Proposed By: A.G. Spanos Companies

The Spanos Corporation
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Stockton, CA 95219

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RENDERINGS

LONE TREE APARTMENTS

Antioch, California

PLA-06

ANTIOCH, CALIFORNIA

Proposed By:

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RENDERINGS

Proposed By: A.G. Spanos Companies

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BUILDING SECTIONS

2 BUILDING SECTION 2
1/8" = 1'-0"

1 BUILDING SECTION 1
1/8" = 1'-0"

Proposed By: AGS A.G. Spanos Companies

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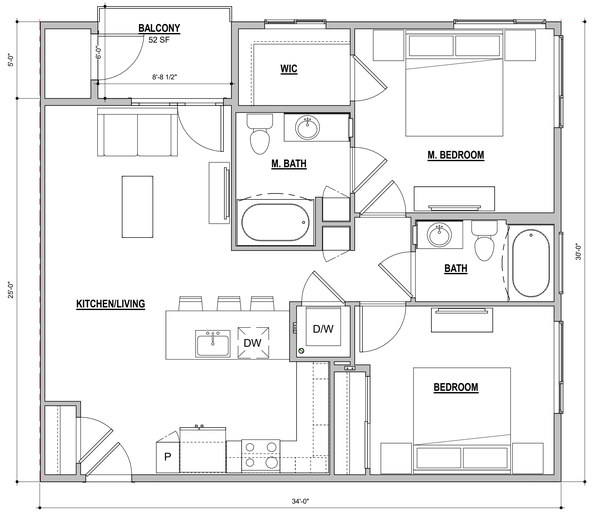
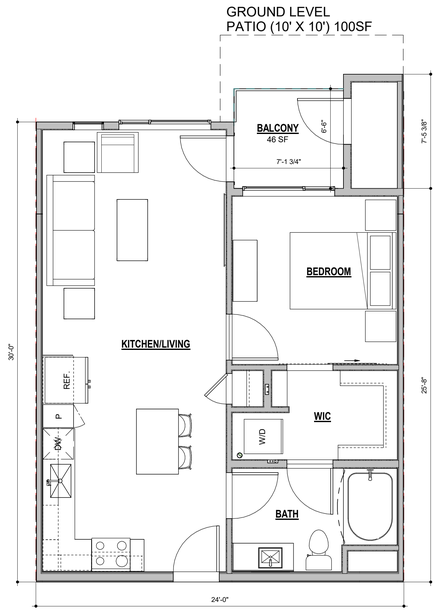
UNIT PLANS

UNIT MATRIX

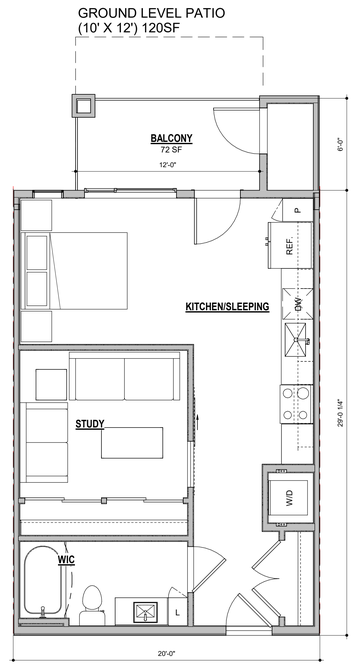
	1ST	2ND	3RD	4TH	TOTAL
S1	0	1	1	1	3
A1	1	1	1	1	4
A2	2	3	3	3	11
A3	1	3	3	3	10
B1	1	2	2	2	7
B2	0	2	2	2	6
B3	2	2	2	2	8
	7	14	14	14	49



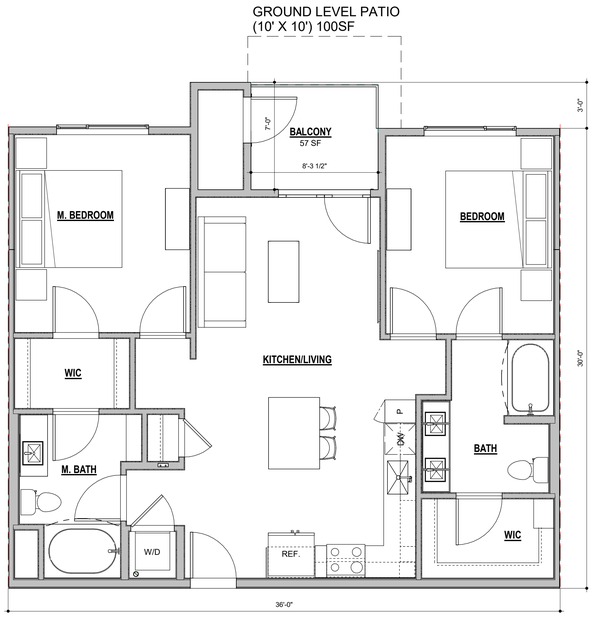
6 UNIT B2 PLAN
1/4" = 1'-0" [971 SF]



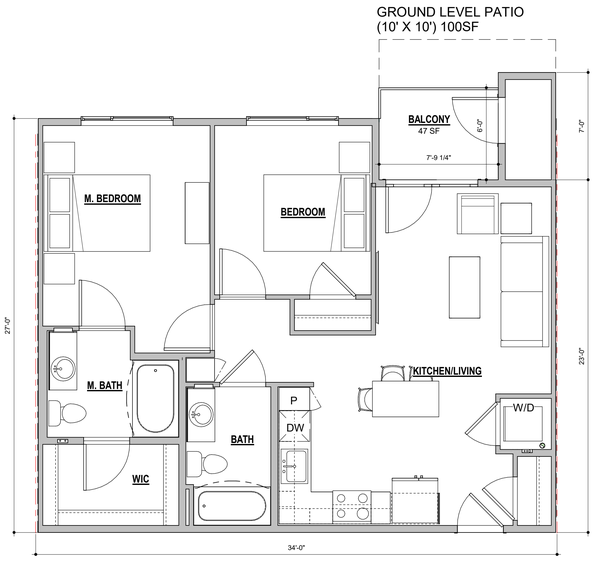
4 UNIT A3 PLAN
1/4" = 1'-0" [688 SF]



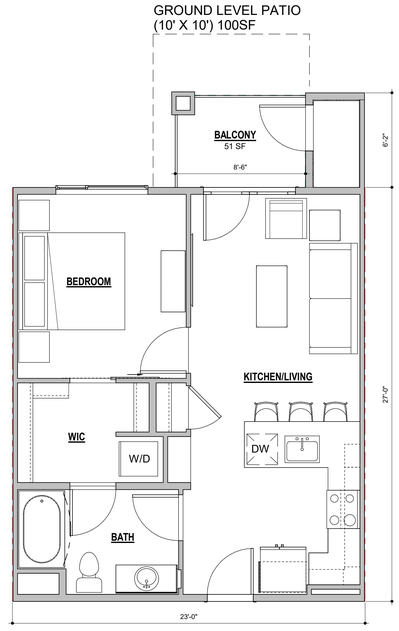
2 UNIT A1 PLAN
1/4" = 1'-0" [577 SF]



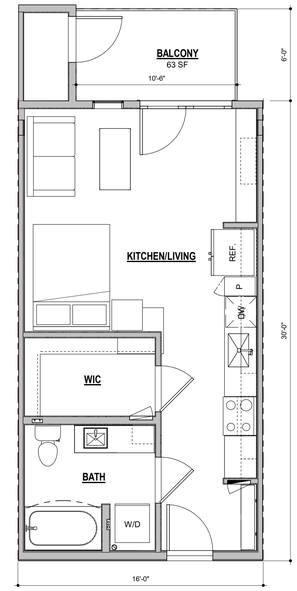
7 UNIT B3 PLAN
1/4" = 1'-0" [1,047 SF]



5 UNIT B1 PLAN
1/4" = 1'-0" [867 SF]



3 UNIT A2 PLAN
1/4" = 1'-0" [618 SF]



1 UNIT S1 PLAN
1/4" = 1'-0" [477 SF]

LONE TREE APARTMENTS

Antioch, California

PLA-09

ANTIOCH, CALIFORNIA

Proposed By: A.G. Spanos Companies

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

In Association With: **KEPHART (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

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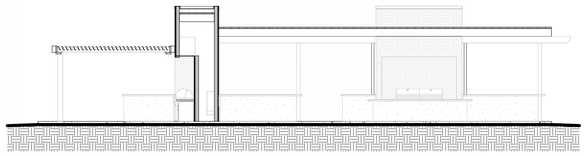
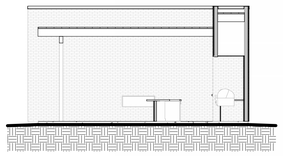
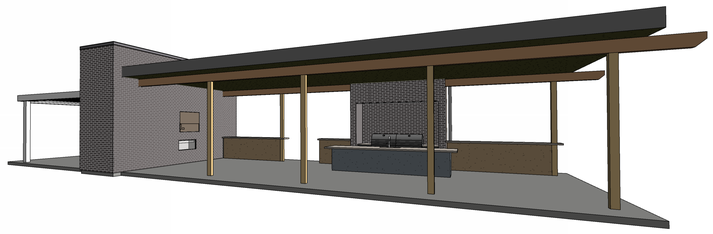
CABANA PLANS



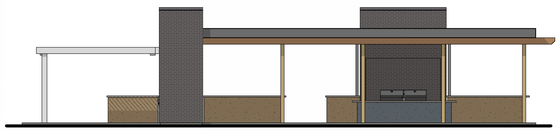
9 LONGITUDINAL SECTION - CABANA
1/8" = 1'-0"



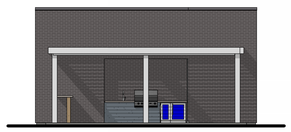
8 TRANSVERSE SECTION - CABANA
1/8" = 1'-0"



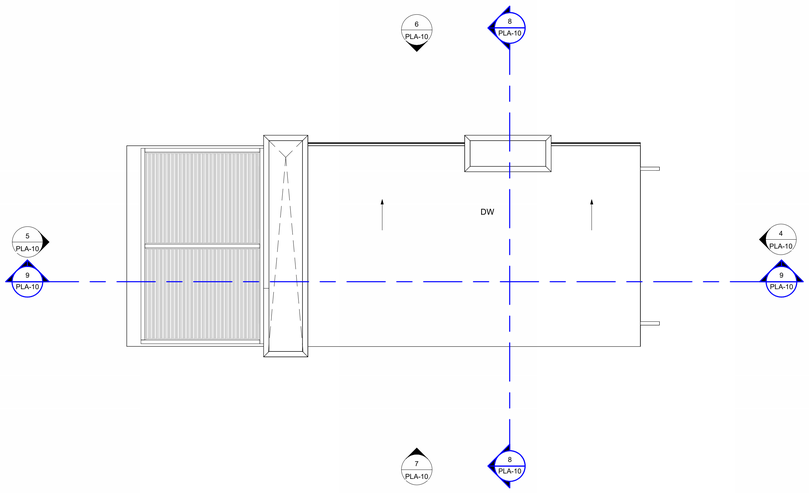
3 CABANA PERSPECTIVE



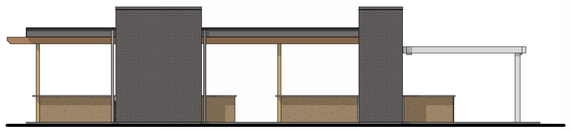
7 SOUTH ELEVATION - CABANA
1/8" = 1'-0"



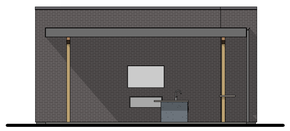
5 WEST ELEVATION - CABANA
1/8" = 1'-0"



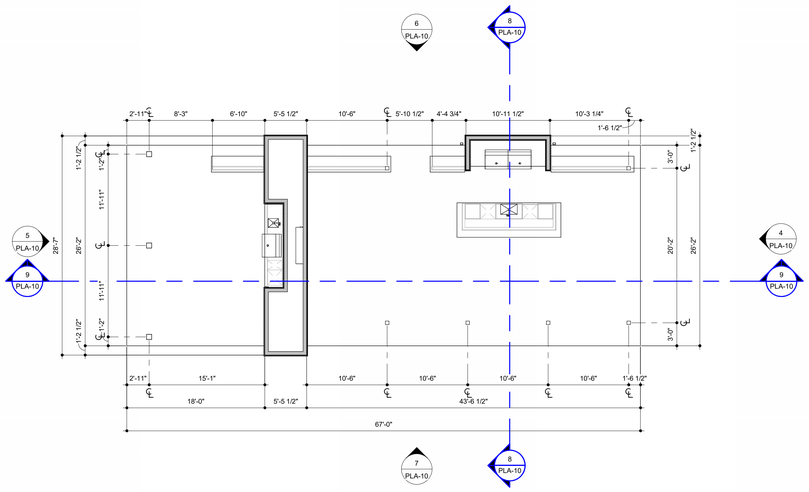
2 ROOF PLAN - CABANA
1/8" = 1'-0"



6 NORTH ELEVATION - CABANA
1/8" = 1'-0"



4 EAST ELEVATION - CABANA
1/8" = 1'-0"



1 FIRST FLOOR PLAN - CABANA
1/8" = 1'-0"

LONE TREE APARTMENTS

Antioch, California

PLA-10

Proposed By:

The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

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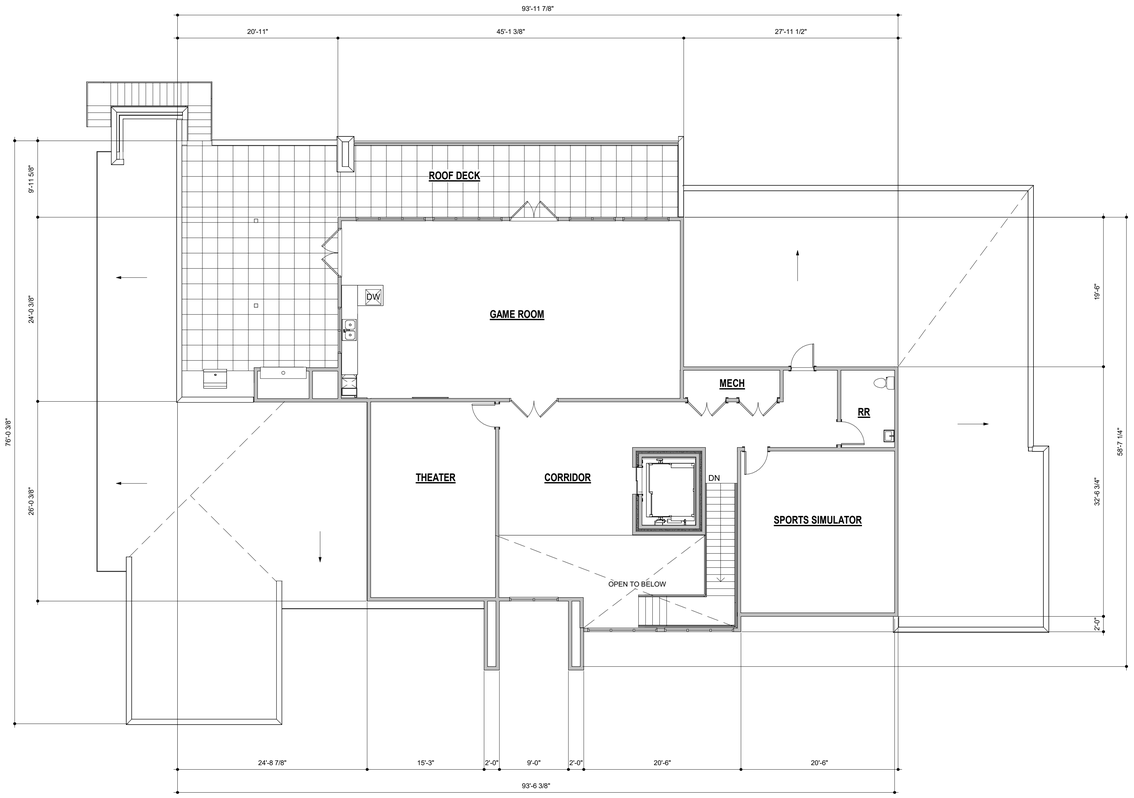
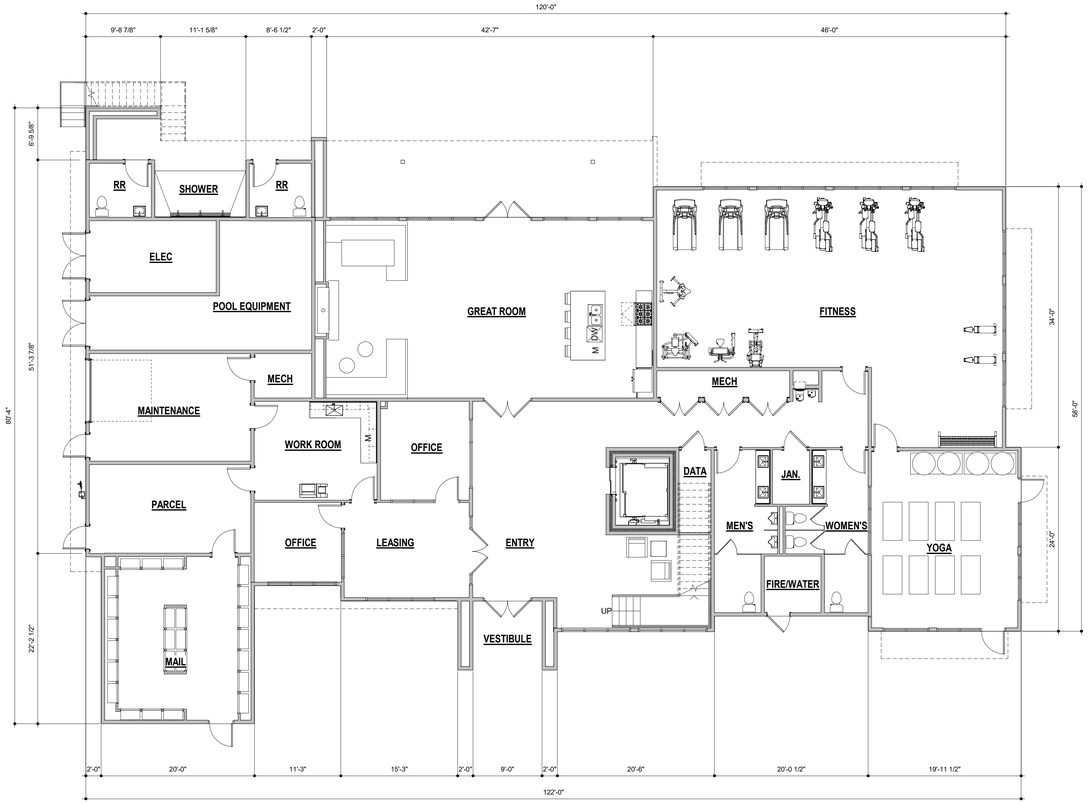
CLUBHOUSE FLOOR PLANS



2 CLUBHOUSE - SECOND FLOOR PLAN
1/8" = 1'-0" [3062 SF]



1 CLUBHOUSE - FIRST FLOOR PLAN
1/8" = 1'-0" [6420 SF]

LONE TREE APARTMENTS

Antioch, California

PLA-11

Proposed By: A.G. Spanos Companies

The Spanos Corporation
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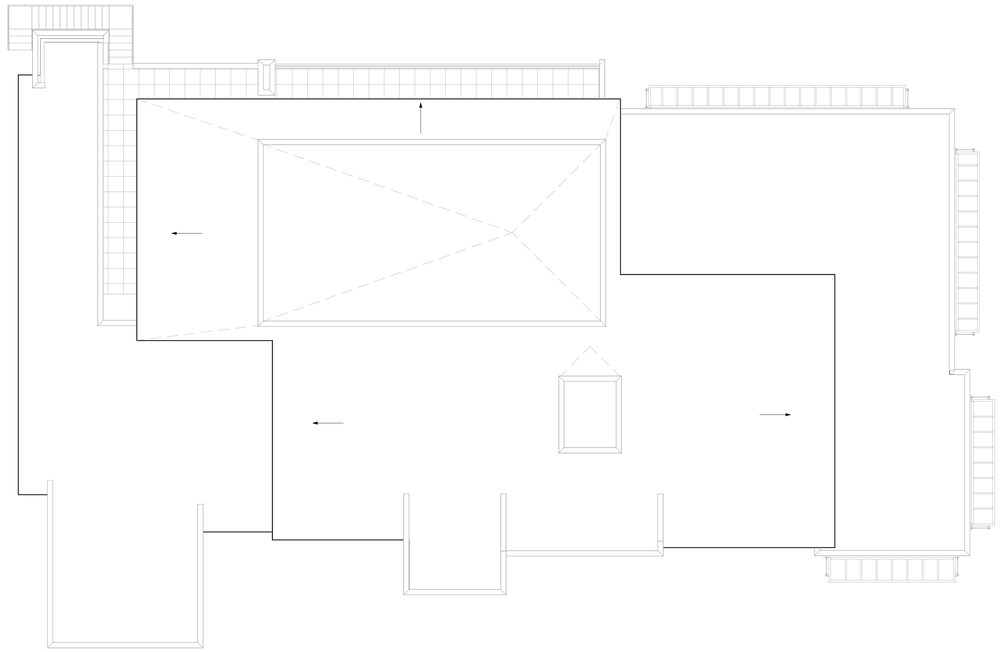
CLUBHOUSE ROOF PLAN



1 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"

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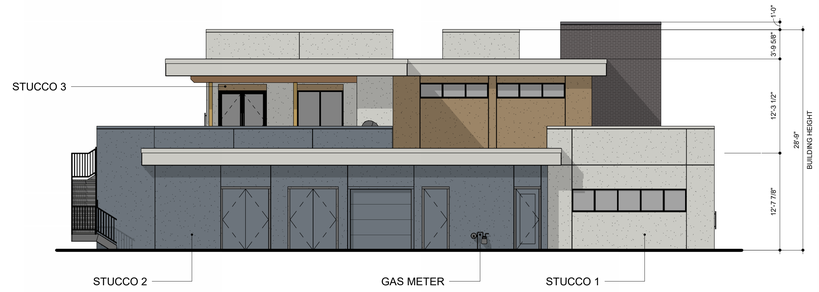
CLUBHOUSE ELEVATIONS

MATERIAL LEGEND	
	STUCCO 1 - SW 7005 PURE WHITE OR SIM
	STUCCO 2 - SW 6249 STORM CLOUD OR SIM
	STUCCO 3 - SW 9104 WOVEN WICKER OR SIM
	BRICK - BELDEN BRICK - METALLIC BLACK OR SIM

2 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"

3 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

1 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"

Proposed By: A.G. Spanos Companies
The Spanos Corporation
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CLUBHOUSE RENDERINGS

LONE TREE APARTMENTS

Antioch, California

PLA-14

Proposed By: A.G. Spanos Companies

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CLUBHOUSE RENDERINGS

LONE TREE APARTMENTS

PLA-15

Antioch, California

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STUCCO 01 -
SW 7005 PURE WHITE OR SIM

STUCCO 02 -
SW 6249 STORM CLOUD OR SIM

STUCCO 03 -
SW 9104 WOVEN WICKER OR SIM

BLACK STOREFRONT - OR SIM
CLUBHOUSE

BRICK-
BELDEN BRICK - METALLIC BLACK DART-TEX GLAZED BRICK OR SIM

WINDOWS / DOORS -
WHITE VINYL

RAILING -
FACE MOUNTED - BLACK WITH
WOOD TONE OR SIM

Proposed By: A.G. Spanos Companies
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SYMBOLS LIST, LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING	REMARKS
W	LED WALL PACK	LITHONIA WST LED P2 40K VW MVOLT	LED 4000K	25	WALL MOUNTED +12'-0"	
S1	POLE MOUNTED FIXTURE SINGLE HEAD W/ HOUSE SIDE SHIELD	LITHONIA DSXO LED P1 40K TFTM MVOLT SPA PIRH H5 DDBXD	LED 4000K	38	POLE MOUNTED +16'-0"	PROVIDE WITH AUTO DIMMING TO 50% @ MOTION CONTROL
S2	POLE MOUNTED FIXTURE DOUBLE HEAD W/ HOUSE SIDE SHIELD	LITHONIA DSXO LED P1 40K TFTM MVOLT SPA PIRH H5 DDBXD	LED 4000K	76	POLE MOUNTED +16'-0"	PROVIDE WITH AUTO DIMMING TO 50% @ MOTION CONTROL
S3	CANOPY LIGHT	LITHONIA CNYLED P1 40K MVOLT DDB	LED 4000K	95	SURFACE	PROVIDE WITH AUTO DIMMING TO 50% @ MOTION CONTROL

* SITE LIGHTING TO DIM TO 50% WHEN UNOCCUPIED

SYMBOLS LIST

SYMBOL	DESCRIPTION
○	LIGHTING FIXTURE, SURFACE OR PENDANT MOUNTED IN CEILING
▣	LIGHTING FIXTURE, RECESSED MOUNTED IN CEILING
○	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
▭	LIGHTING FIXTURE, RECESSED, T-BAR LAY-IN OR FLANGED IN CEILING
▭	LIGHTING FIXTURE, SURFACE MOUNTED ON CEILING
○——○	STRIP LIGHTING FIXTURE, SURFACE OR CHAIN HUNG ON CEILING
EXIT	EXIT LIGHT FIXTURE, WALL MOUNTED WITH ARROWS AS SHOWN
EM	EMERGENCY LIGHT
●□ □●□	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
⊗	LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD)
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE
▨	MAIN SWITCHBOARD
▬	LIGHTING OR DISTRIBUTION PANEL
▭	TERMINAL CABINET
◍	JUNCTION BOX
PB	PULL BOX
1	FLAG NOTE SHOWN ON SAME SHEET
———	CIRCUIT CONCEALED IN CEILING OR WALL
– – – –	CIRCUIT CONCEALED IN FLOOR OR UNDERGROUND
— · · —	LOW VOLTAGE CABLE
⌒	HOMERUN TO PANELBOARD OR TERMINAL CABINET
→///	DENOTES # OF #12 WIRES, NO MARKS = 2 #12,1/2"C, CURVED HATCH DENOTES EQUIPMENT GROUND, DOT DENOTES ISOLATED GROUND, OTHERS AS NOTED

NOTE:
SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CLG	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
GFCI	GROUND FAULT CIRCUIT INTERRUPT
IG	ISOLATED GROUND
MP#S	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
(N)	NEW
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PNL	PANELBOARD
(R)	RELOCATED
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE "WEATHERPROOF WHILE IN USE". (CEC 406.9)

CNY LED
LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type S3

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

CNY LED P0/P1/P2

Width:	10"
Height:	4.7"
Depth:	10"
Weight:	6.5lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 250W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED

Series	Performance Package	Color Temperature*	Voltage	Finish
CNY LED	P0 3,500 lumens[1] P1 4,500 lumens[1] P2 6,600 lumens	40K 4000K[1] 50K 5000K	MVOLT 120-277V[2]	DDB Dark bronze DBW White[1]

Accessories
Ordered and shipped separately.
CNYBCP 14 Inches 14 Inch Canopy Cover Plate

NOTES
1. 50K finish is only available in CNY P0 and P1 packages, and with 40K (4000K) color temperature only.
2. Correlated color temperature (CCT) shown is nominal per ANSI C78. 377-2008.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 250W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast-aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Housing is installed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL
Includes an MVOLT (120-277V) aluminum driver that is 0-10V capable of continuous dimming and ensure system power factor >90% and THD <20%. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours). CNY is CEC title 20.

INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with ½ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
DLC Premium listed when ordered with DTL® controls. Consult current DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/terms-of-sale-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type S1 + S2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (661mm)
Width: 13" (330mm)
Height$_L$: 3" (133mm)
Height$_2$: 7" (177mm)
Weight (max): 16 lbs (8.0 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive – making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5TM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[1,2] 120 [1] 208 [1] 240 [1] 277 [1] 347 [4,5] 480 [4,5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PIRHN Network, high/low motion/ambient sensor[9] PER NEMA twist-lock receptacle only (control ordered separate) [10] PERS Five-pin receptacle only (control ordered separate) [10] PE57 Seven-pin receptacle only (Audi-ext feature) (control ordered separate) [10] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [9] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 2fc [9,11] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 2fc [9,11] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9,11] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9,11] FAO Field adjustable output [9]	**Shipped installed** HS House-side shield[12] SF Single fuse (120, 277, 347V) [1] DF Double fuse (208, 240, 480V) [1] L90 Left rotated optics [1] R90 Right rotated optics [1] DDL Diffused drop lens [13] **Shipped separately** BS Bird spikes [14] EGS External glare shield [14]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

WST LED
Architectural Wall Sconce

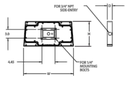
Catalog Number
Notes
Type W

Hit the Tab key or mouse over the page to see all interactive elements.

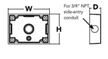
Specifications

Luminaire
Height: 8-1/2" (21.59 cm)
Width: 13" (33.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

Optional Back Box (PBBW)
Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.20" (4.32 cm)



Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Proposed By: A.G. Spanos Companies
The Spanos Corporation
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

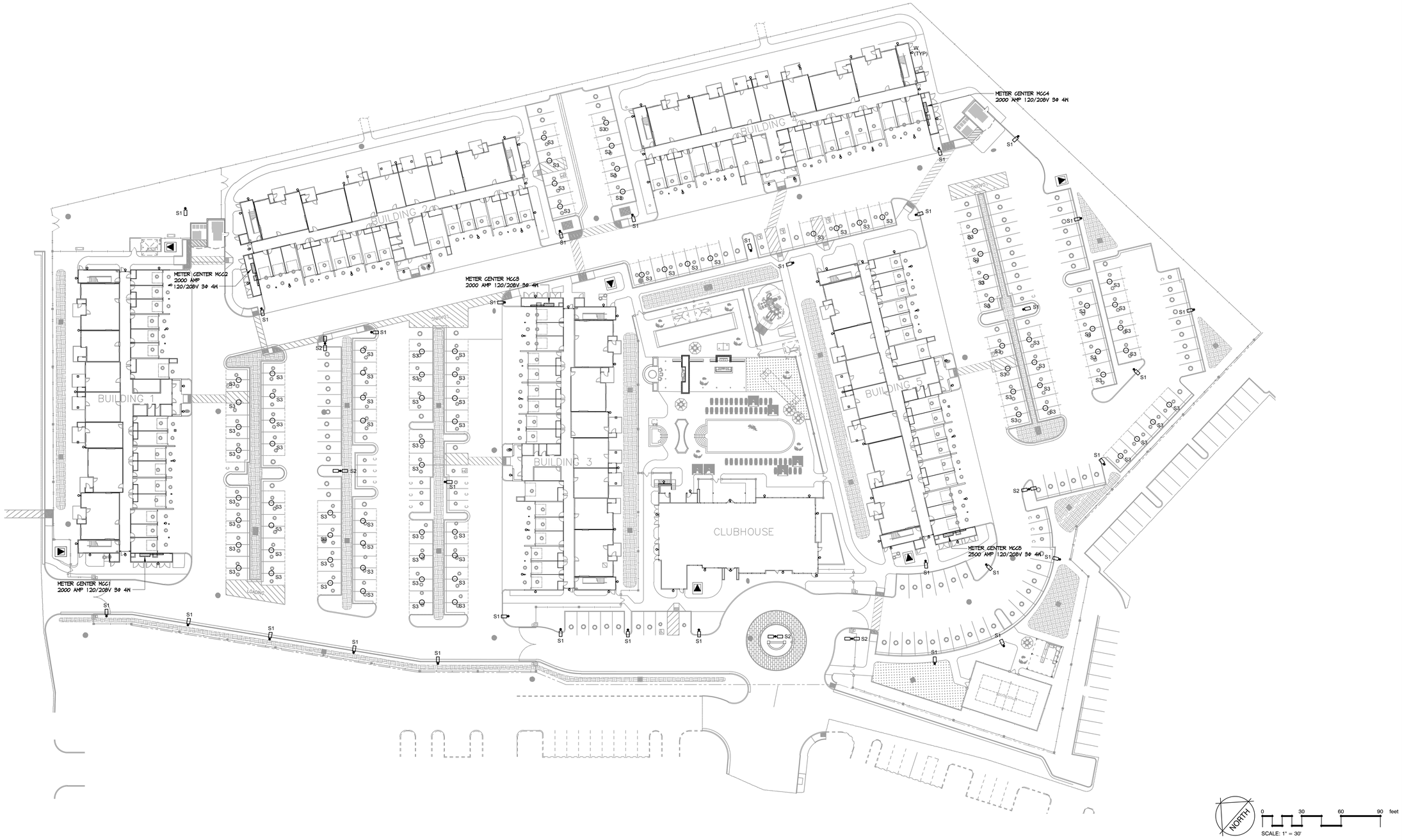
In Association With: **Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)**

CCD# 2023-007
CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
970 Cebrian Street
West Sacramento CA 95691
916.375.0105 www.capcitydesign.com

Jul 27 2023
Re. E 19327
Exp. 12-31-23

JULY 20, 2023

SITE PLAN - LIGHTING



LONE TREE APARTMENTS

E1.0

Antioch, California

Proposed By: **The Spanos Corporation**
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

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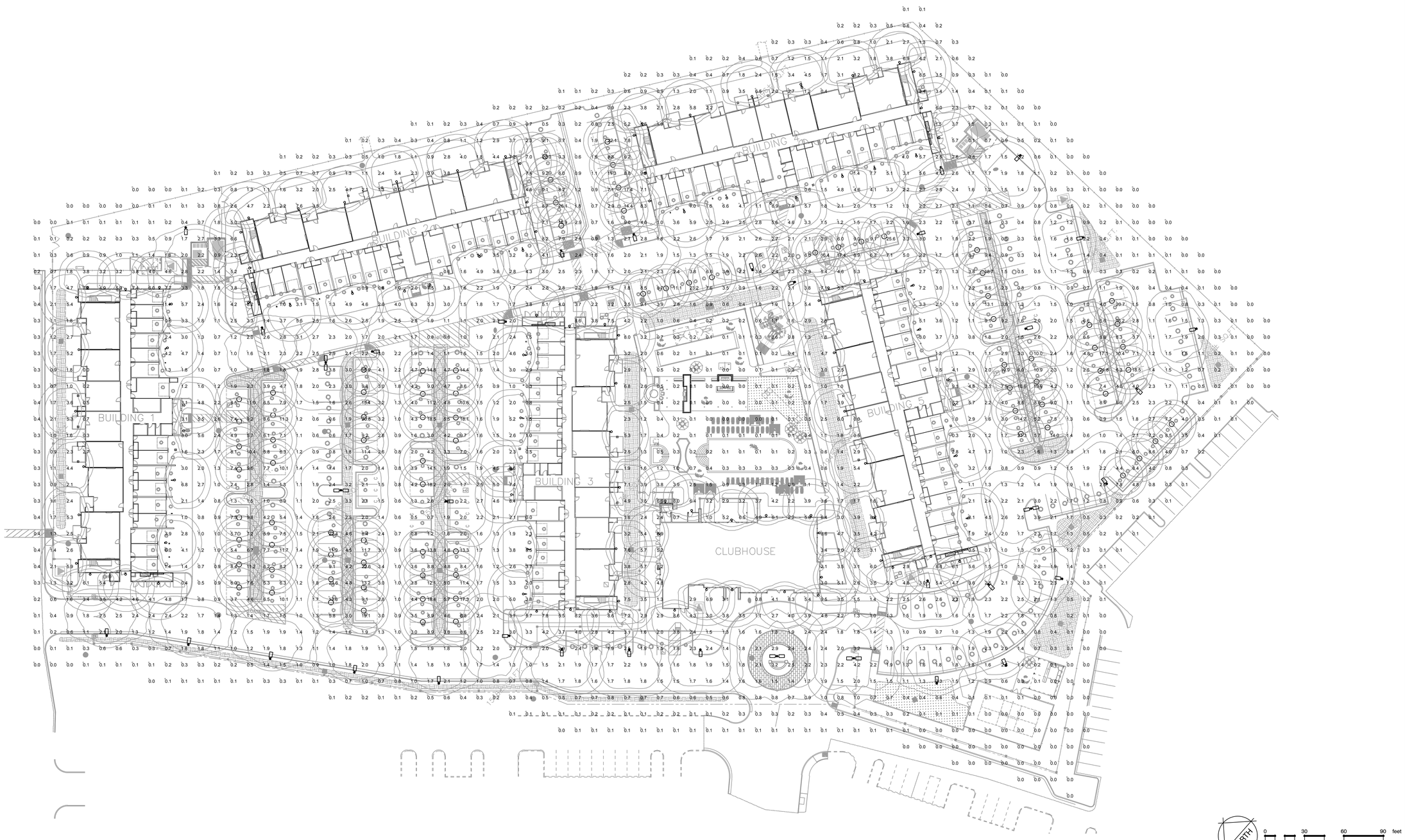
Electrical Engineering Consultants
1731 Cebrian Street
West Sacramento CA 95691
916.375.0105 www.capcitydesign.com

Jul 27 2023
Exp 12/31/24
No. E 19537
Electrical

JULY 20, 2023

SITE PLAN - PHOTOMETRIC



LONE TREE APARTMENTS

E1.1

Antioch, California

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CCD# 2023-007
CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1791 Cebrian Street
West Sacramento, CA 95691
916.375.0135 www.capcitydesign.com

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JULY 20, 2023